BEN ROSE



Spinners Avenue, Bamber Bridge, Preston £224,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached family home, situated in the popular residential area of Bamber Bridge, Lancashire. Finished to a high standard throughout, this modern property offers spacious and well-appointed accommodation, making it an ideal choice for growing families and buyers seeking a home that is ready to move straight into. With a generous kitchen diner, a separate lounge and a private rear garden, the property combines contemporary comfort with a practical layout suited to both everyday living and entertaining. Bamber Bridge offers a range of local amenities, including shops, supermarkets, schools and leisure facilities, whilst nearby Leyland and Preston provide further shopping, dining and entertainment options. For commuters, Bamber Bridge railway station offers connections towards Preston and Blackburn, with local bus services providing additional travel options. The nearby M6, M61 and M65 motorways also offer convenient road links across Lancashire and beyond, making this an excellent location for families looking to balance accessibility with a well-established residential setting.

Upon entering the property, you are welcomed into a bright and airy reception hall, with the staircase positioned off to one side and access leading to the principal ground-floor rooms. To the left, the spacious lounge benefits from a large front-facing window, allowing plenty of natural light to fill the room and creating a comfortable setting for relaxing with family or entertaining guests. Returning to the hallway, a convenient two-piece WC is positioned to the right and features vinyl tiled flooring. Straight ahead, the generously sized kitchen diner provides an excellent space for family life, with ample room for dining alongside a modern fitted kitchen complemented by a range of integrated appliances. Vinyl plank flooring adds a stylish and practical finish, whilst triple Velux windows overhead help to create a light and welcoming atmosphere. A further window within the kitchen overlooks the rear garden, while glazed double doors from the dining area open directly onto the outdoor space, offering a natural flow between indoor and outdoor living during the warmer months. Conveniently positioned beneath the stairs, double doors provide access to a useful utility room, offering additional practicality and helping to keep everyday household tasks neatly organised.

Moving upstairs, the first floor offers three well-proportioned bedrooms, providing comfortable accommodation for families, with the flexibility to create a guest room or home office if required. The principal bedroom is positioned to the front of the property and benefits from a large front-facing window, allowing natural light to brighten the space. Bedrooms two and three are located to the rear, each featuring rear-facing windows and offering versatile options for children, guests or additional workspace. Completing the accommodation is a well-appointed four-piece family bathroom, fitted with both a separate shower and a bath with a hand shower, catering to the needs of busy family routines whilst also providing the option for a more relaxing end-of-day soak. Vinyl tiled flooring offers a practical finish, while recessed tiled storage compartments beside the bath provide a useful place for toiletries and bathroom essentials. A large storage cupboard positioned next to the bathroom further enhances the practicality of the first floor, providing valuable space for linen, towels and other household belongings.

Externally, the property benefits from a tarmacked driveway providing off-road parking for one car, with the driveway continuing down the side of the home to a gate giving convenient access to the rear garden. A small planted area across the front adds a touch of greenery and enhances the property's kerb appeal. To the rear, the garden offers a pleasant and enclosed outdoor space, beginning with a flagged patio spanning the width of the property, providing an ideal spot for outdoor dining, entertaining or enjoying a morning coffee. Beyond this, a lawned garden offers space for children to play and for keen gardeners to enjoy, while a wooden garden shed tucked into the back-left corner provides useful additional storage. Fencing panels enclose the garden, and mature trees beyond the rear boundary create a greater sense of privacy. Combining its attractive presentation, spacious family accommodation and appealing outdoor space, this modern semi-detached home offers an excellent opportunity for buyers seeking a well-maintained property in a convenient Bamber Bridge location, close to everyday amenities and excellent transport links.










Huile d'Olive
AEG

























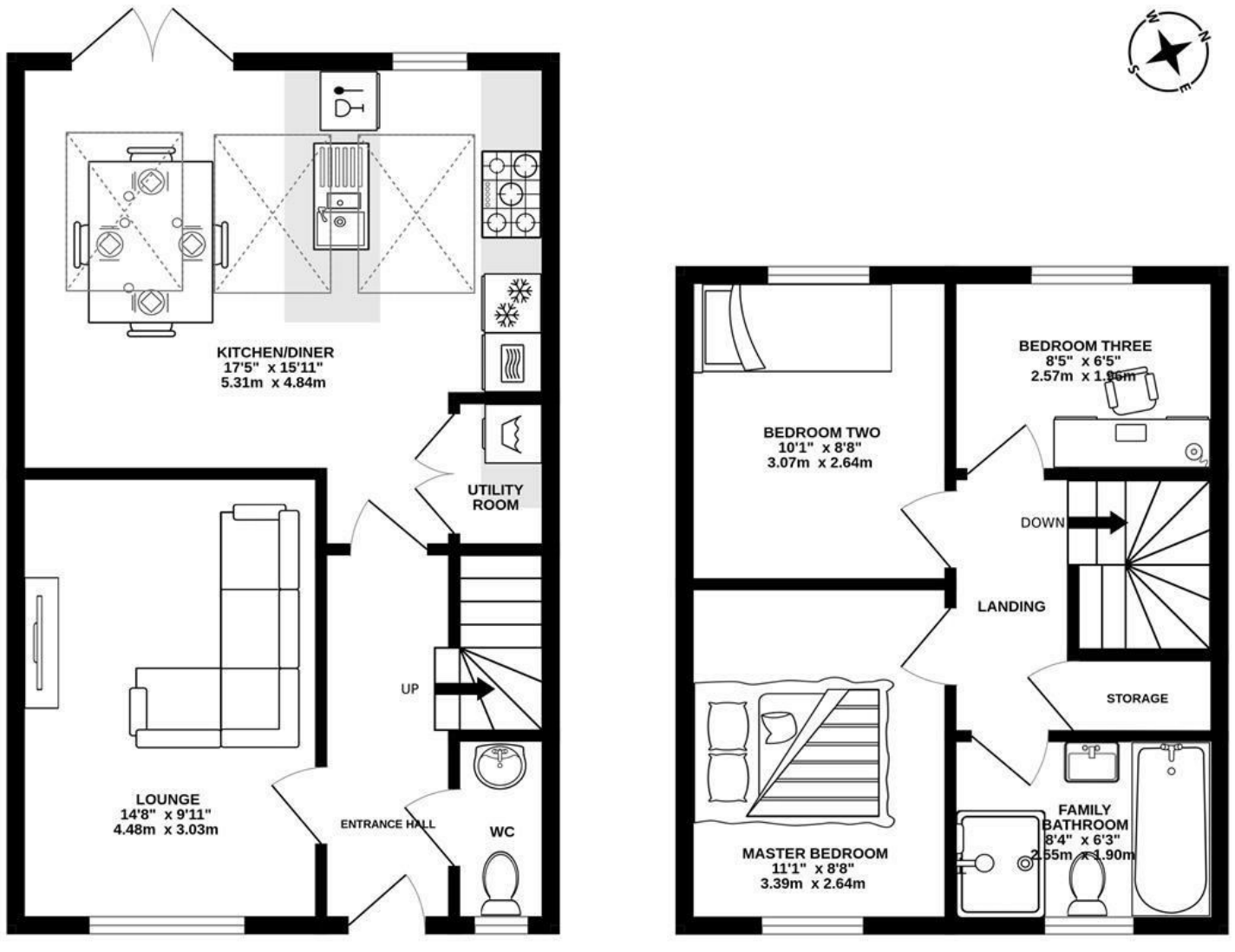




BEN ROSE

GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

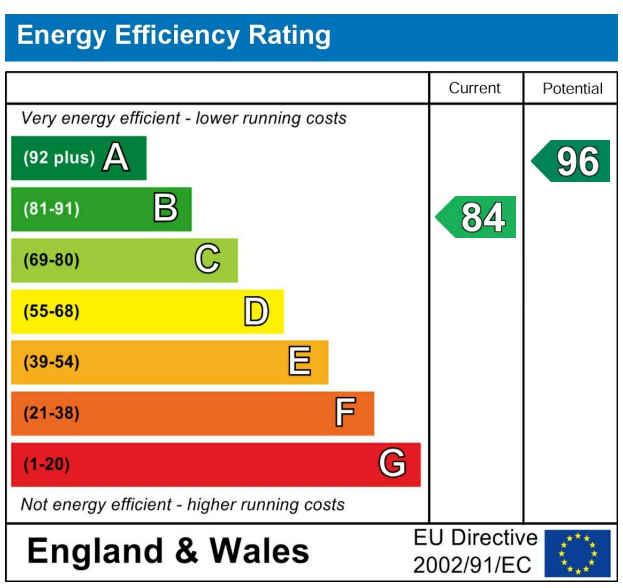
1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.

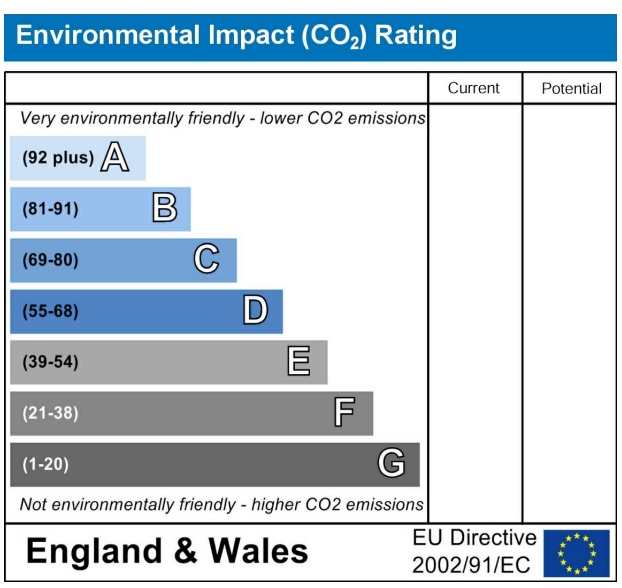


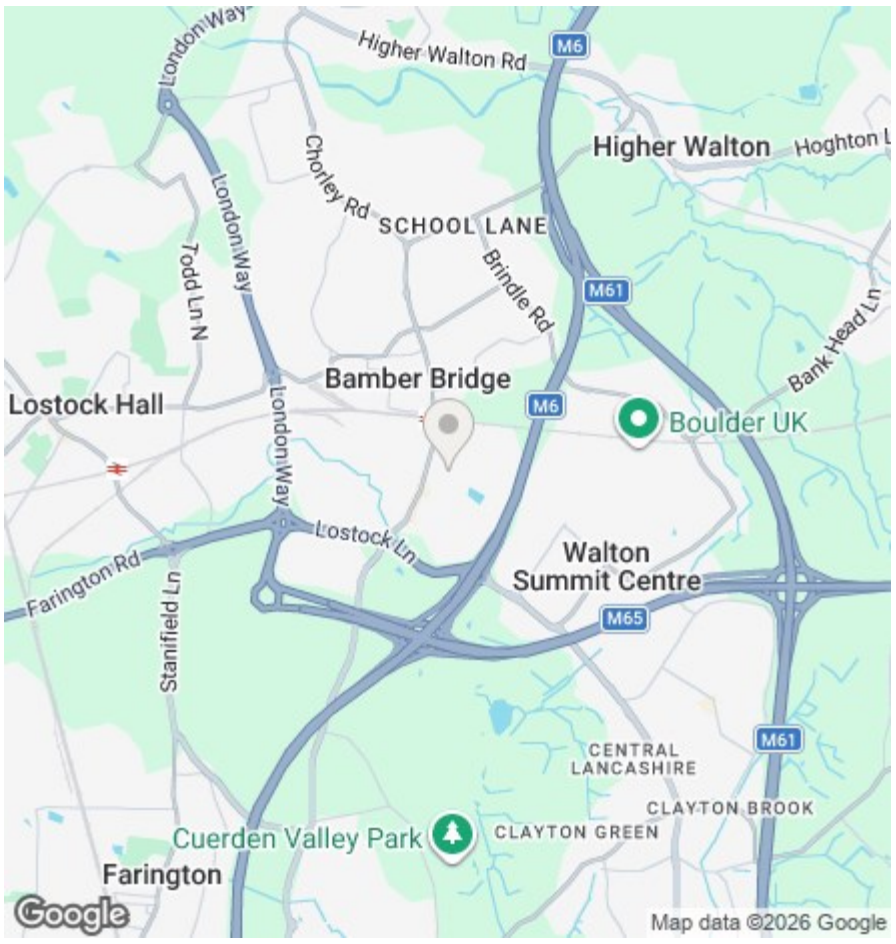
TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







T 01772 237327 | W WWW.BEN-ROSE.CO.UK | E BAMBERBRIDGE@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB