



Well Orchard, Bamber Bridge, Preston

Offers Over £235,000

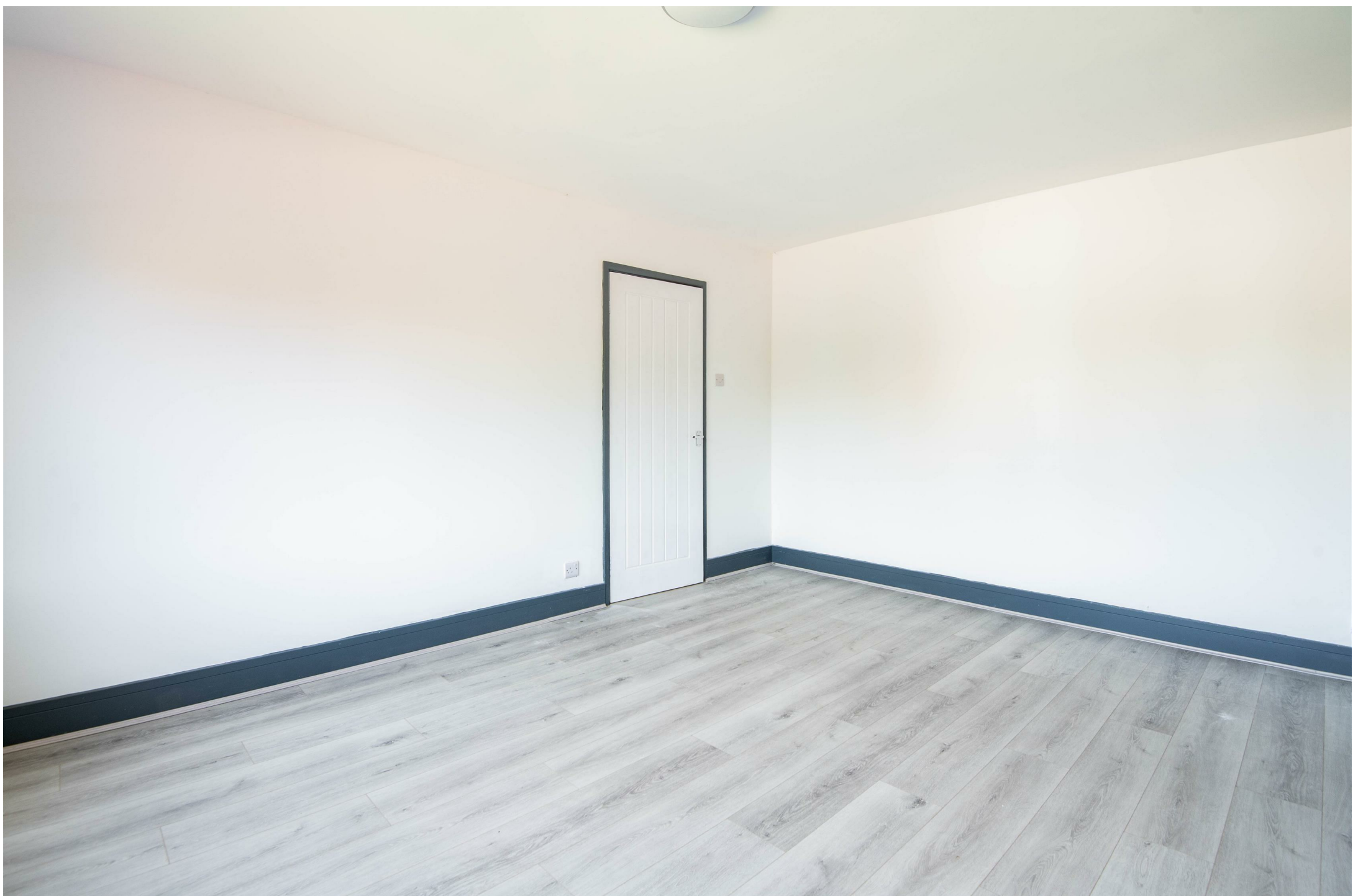
Ben Rose Estate Agents are pleased to present to market this beautifully renovated three bed link detached, situated in the highly sought-after area of Bamber Bridge, Preston. Finished throughout in a tasteful and neutral style, this property is ready for a new owner to move straight in and make it their own. Offering well-proportioned accommodation across two floors, the home is perfectly suited to families and those looking for a property that combines modern living with excellent convenience. Bamber Bridge remains a popular residential location thanks to its excellent range of local amenities, including shops, supermarkets, cafés, well-regarded schools and leisure facilities. The area also benefits from superb transport links, with Bamber Bridge railway station providing direct connections to Preston and beyond, regular bus services nearby and easy access to the M6, M61 and M65 motorways, making commuting to Preston, Chorley and Manchester both quick and convenient.

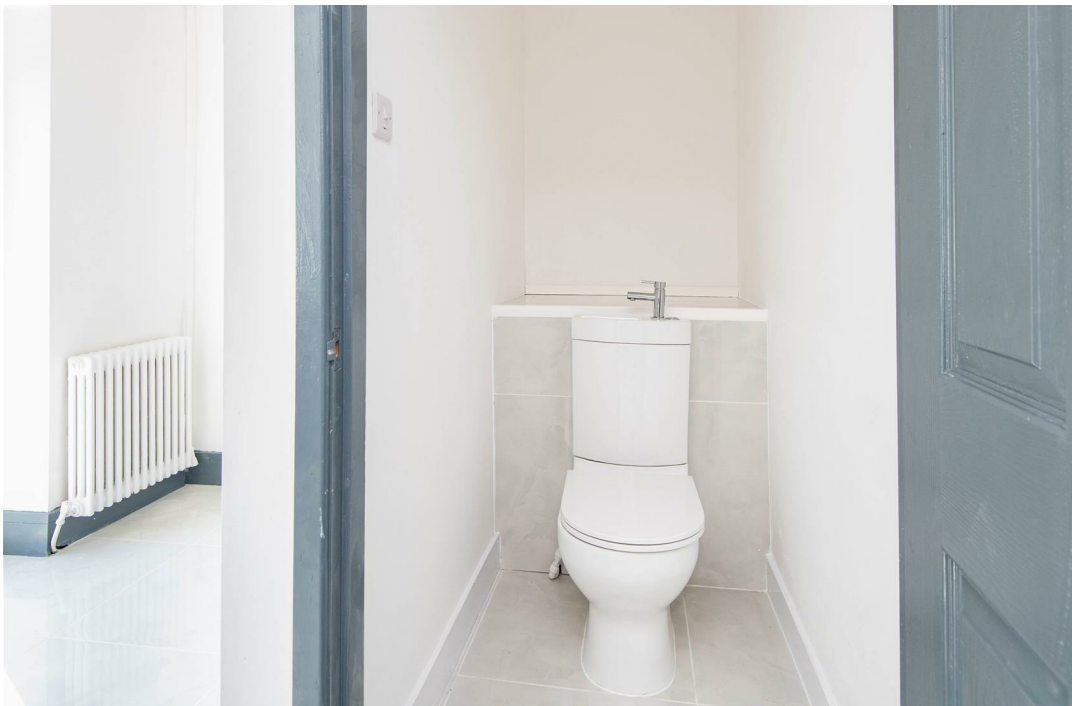
Upon entering the property, you are welcomed by the entrance hallway, which gives access to the principal ground floor accommodation. To the front of the home is the spacious lounge, a bright and inviting room with plenty of natural light and ample potential to create a comfortable family living space. Continuing through, you will find a convenient separate WC and the modern kitchen, which has been thoughtfully designed with ample worktop space, a range of fitted cabinets and room for a small dining table, making it ideal for both everyday living and entertaining. Double doors overlook and open onto the rear garden, creating a lovely connection between the indoor and outdoor spaces.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms. Two of the bedrooms are generous doubles, offering excellent space for growing families, while the third bedroom would make an ideal children's room, nursery or home office depending on individual requirements. The second bedroom further benefits from built-in storage, adding practicality to the space. Completing this floor is the modern three-piece family bathroom, which serves the bedrooms perfectly.

Externally, the property enjoys a small lawned front garden alongside a driveway providing off-road parking and leading to the integral garage, which benefits from access from both sides and offers excellent storage or additional utility potential. To the rear is an enclosed garden that is predominantly laid to lawn and surrounded by fencing, creating a safe and private outdoor space for children to play or for relaxing during the warmer months. Combining modern presentation, spacious accommodation and an excellent location, this wonderful home presents an ideal opportunity for buyers seeking a property that is ready to enjoy from day one.







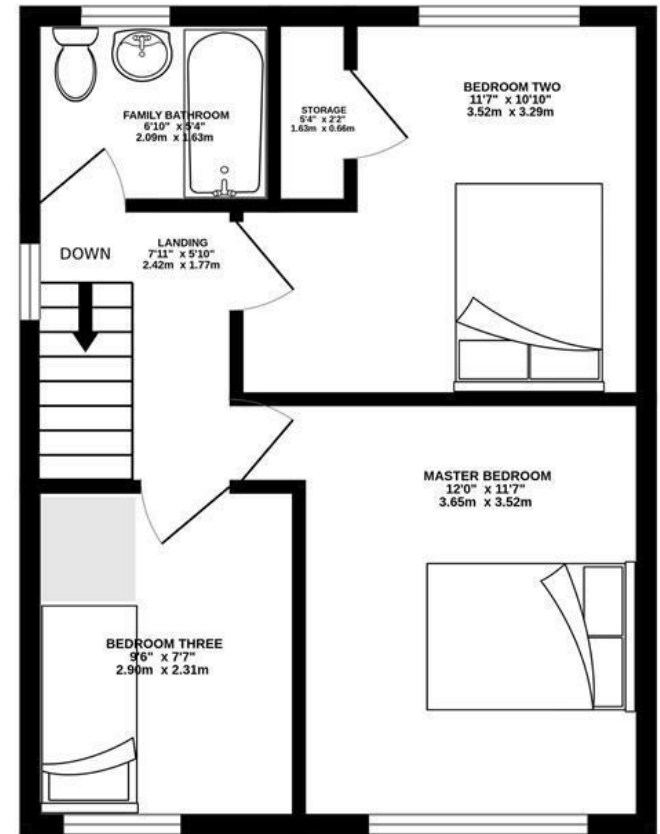
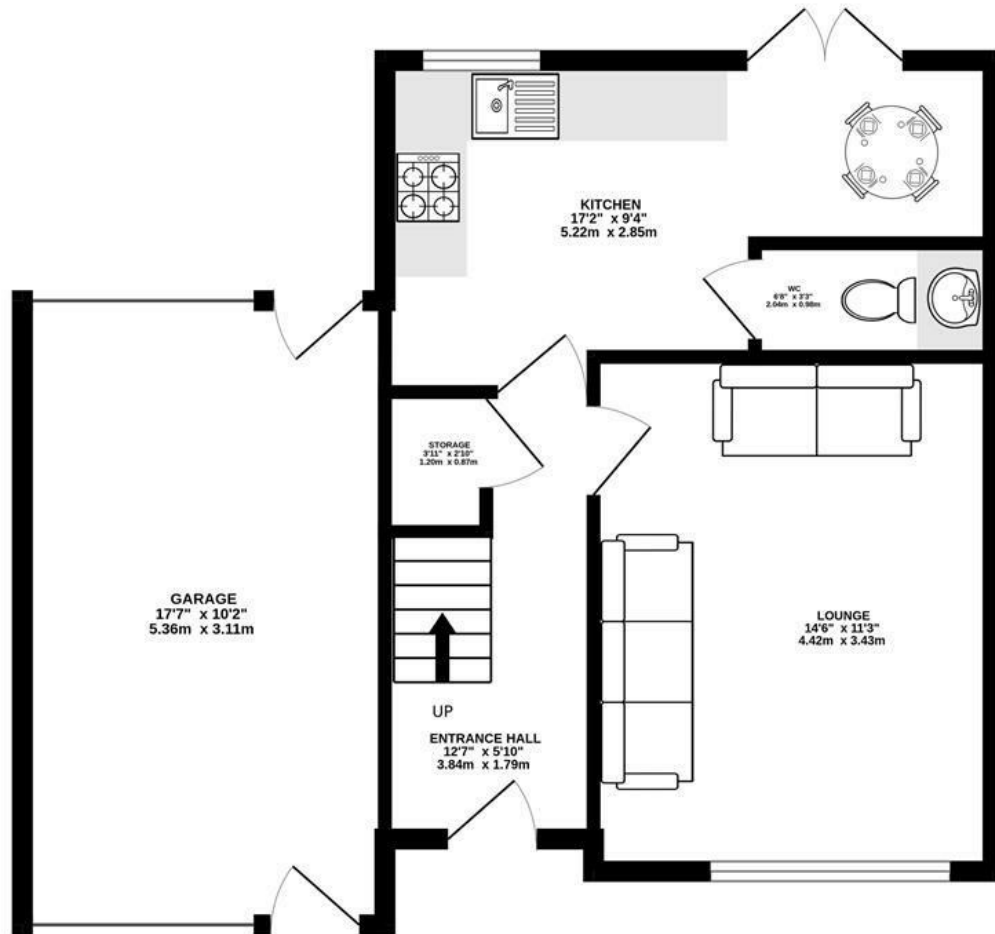






GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.

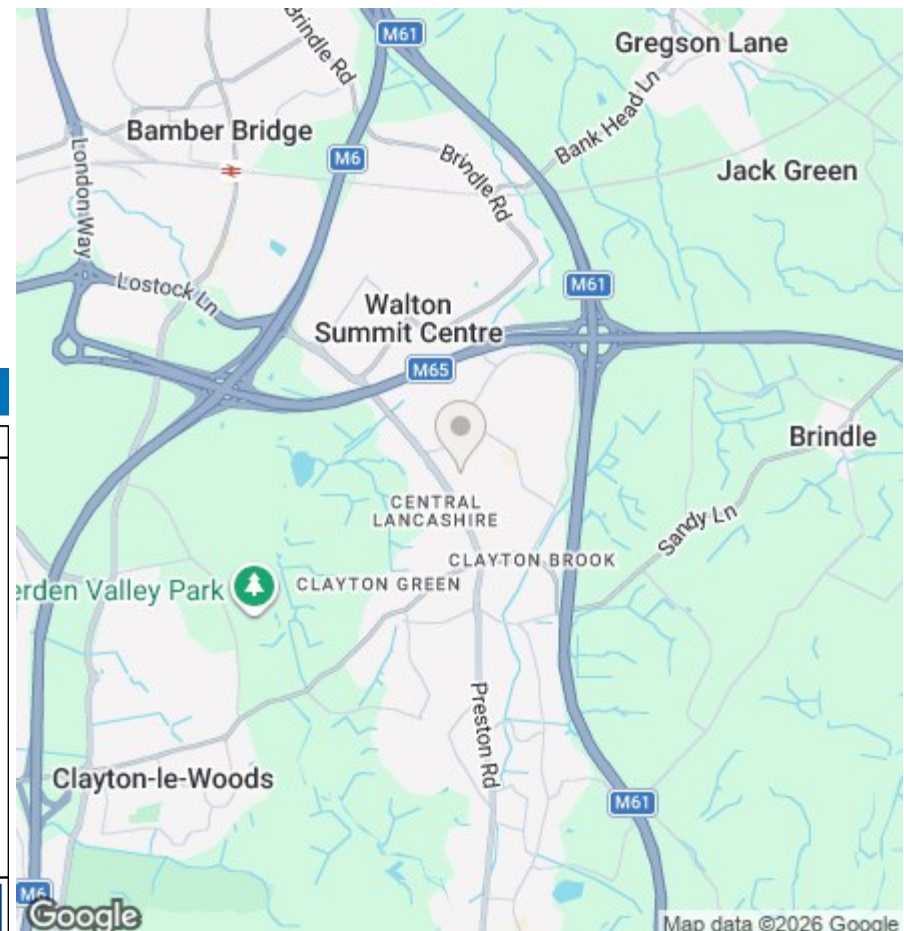


TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

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.
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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	