



Withy Grove Crescent, Bamber Bridge, Preston

Offers Over £179,950

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom semi-detached property, situated just outside Bamber Bridge town centre. Ideal for couples or small families, the home is presented with no onward chain and is positioned in a convenient location, offering easy access to a range of local schools, shops, and amenities, along with excellent travel links via Bamber Bridge train station, local bus routes, and the nearby M6 motorway.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the right, you will find the spacious lounge, which features a large window overlooking the front aspect and double doors leading through to the kitchen/diner. The modern fitted kitchen offers ample storage, an integrated oven and hob, and additional space for freestanding appliances. There is also convenient access to understairs storage, and a single door leads out to the rear garden.

Moving upstairs, the property offers three well-proportioned bedrooms, along with a three-piece shower/wet room.

Externally, the front of the property benefits from a private driveway providing off-road parking for multiple vehicles and leading to a detached single garage at the rear. The garage is accessed via an up-and-over door to the front, with an additional side access door from the garden.

To the rear is an impressively sized garden, featuring a spacious lawn and a flagged patio area, providing the perfect setting for relaxing or entertaining.

Early viewing is highly recommended to avoid any potential disappointment.







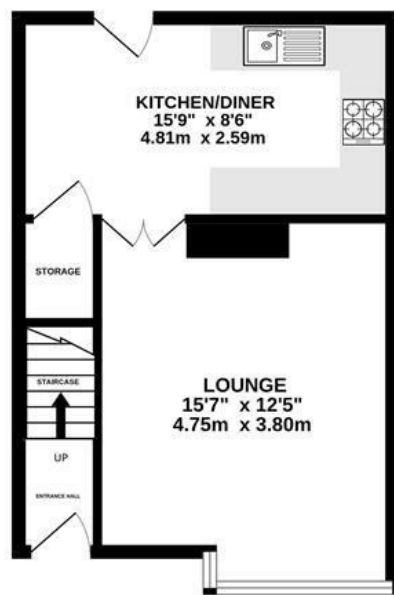
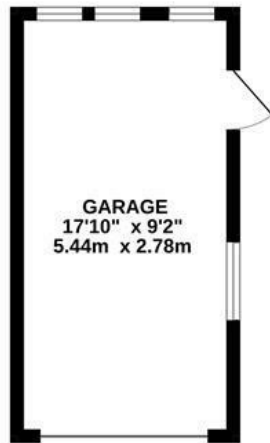




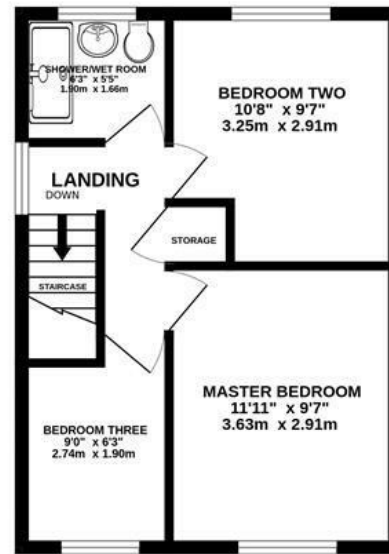


BEN ROSE

GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.

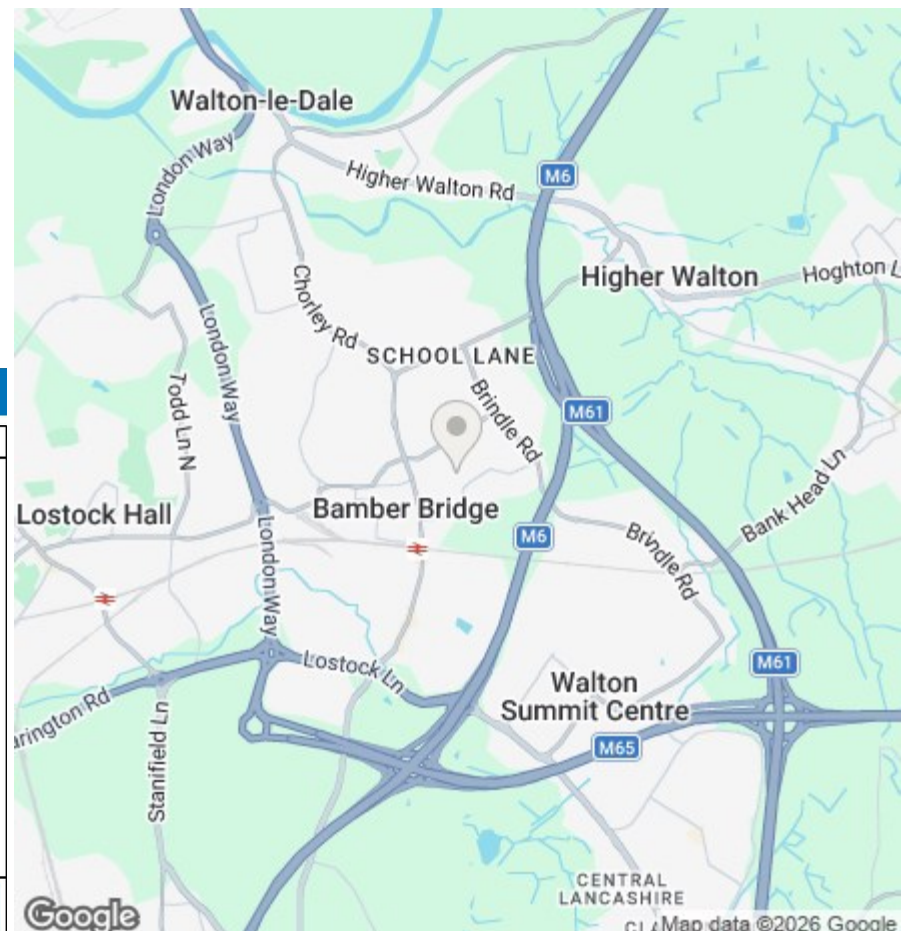


TOTAL FLOOR AREA : 880 sq.ft. (81.8 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	