



**Carr Field, Bamber Bridge, Preston**

**Offers Over £175,000**

Ben Rose Estate Agents are pleased to present to market this modern and well-finished two bedroom semi-detached bungalow, offering comfortable single-level living ideally suited to couples seeking a practical yet stylish home. The property has been thoughtfully laid out to maximise space and natural light, creating a welcoming atmosphere throughout with a balance of contemporary design and cosy charm. Located in the popular area of Bamber Bridge, on the outskirts of Preston, the home benefits from excellent access to everyday amenities including supermarkets, cafés, local shops and healthcare facilities, as well as nearby leisure options and green spaces. Commuters will appreciate the strong transport links, with Bamber Bridge train station providing convenient rail services, regular bus routes nearby, and easy access to the M6, M61 and M65 motorways connecting to Preston, Chorley, Blackburn and beyond.

Stepping inside, the entrance hallway provides access to all rooms, offering a practical and easy-flowing layout. The family bathroom is fitted with a modern suite including a shower, while the master bedroom is a comfortable double complete with built-in wardrobes for convenient storage. The second bedroom offers flexibility for guests, a home office or hobby room. At the heart of the home is the spacious kitchen and lounge area, designed to feel open yet homely. The kitchen is well equipped with several integrated appliances, blending style with functionality, while the lounge area enjoys an abundance of natural light thanks to bifold doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

All accommodation is conveniently positioned on the ground floor, making it an excellent choice for those looking for ease of access without compromising on comfort or space. Each room has been thoughtfully finished to provide a move-in ready home, with a layout that supports both relaxed everyday living and easy entertaining.

Externally, the front of the property features a low-maintenance lawn alongside off-road parking for one vehicle, providing practical kerb appeal with minimal upkeep. To the rear, the private garden is arranged over two tiers and includes a decked seating area ideal for outdoor dining or enjoying warmer months, complemented by mature flower beds and secure fencing that enhances privacy. Overall, this attractive bungalow offers modern living in a convenient location, making it a fantastic opportunity for couples seeking a stylish and manageable home within easy reach of Preston and surrounding Lancashire areas.





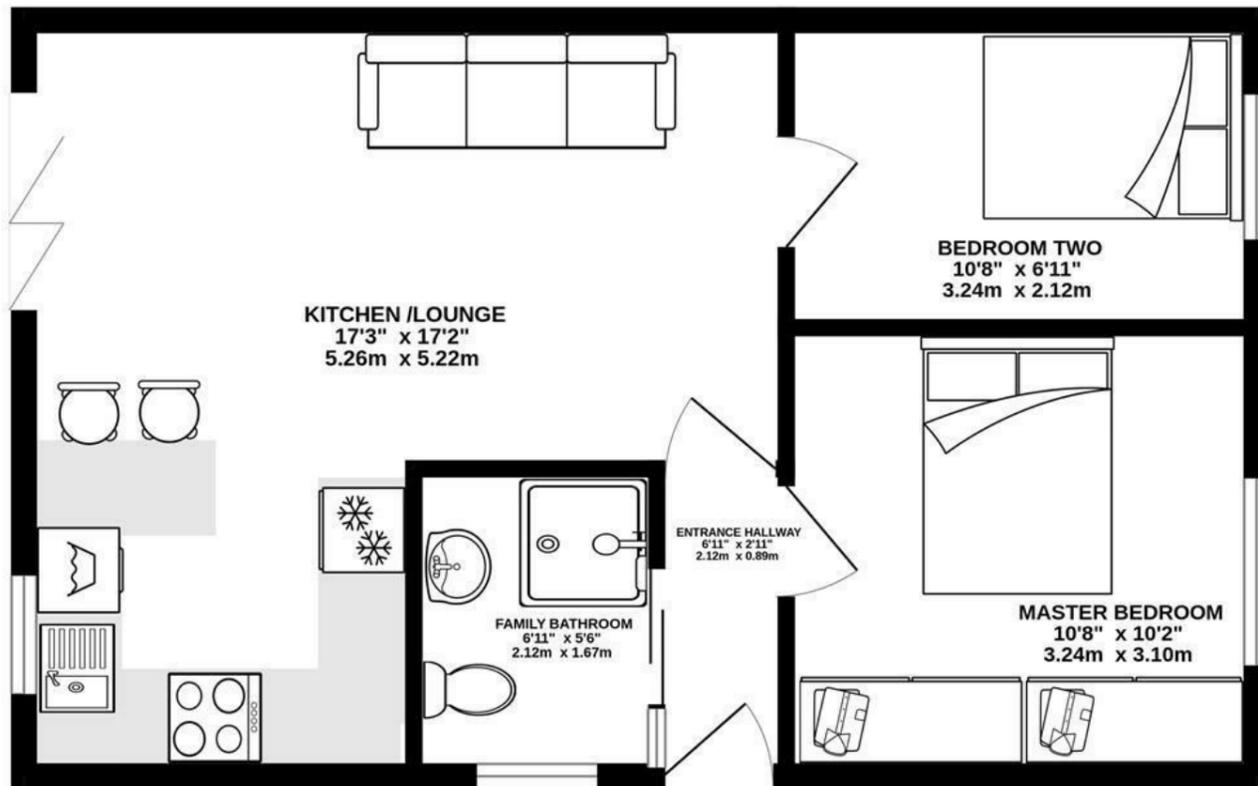








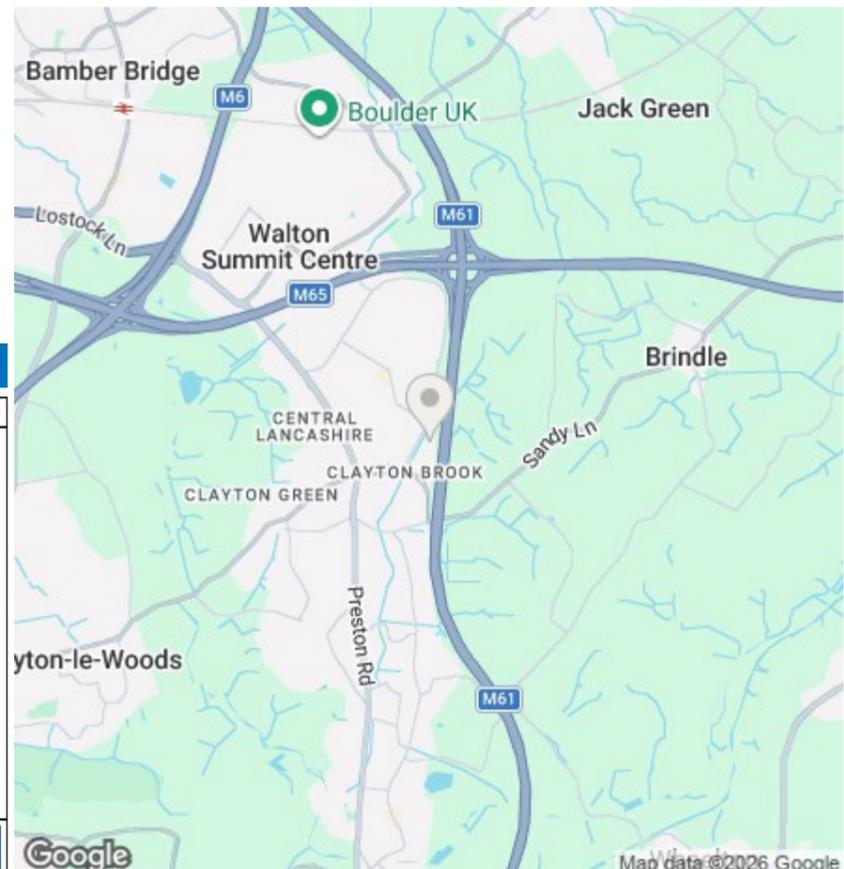
## GROUND FLOOR 478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 478 sq.ft. (44.4 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>72</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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