



Collins Road, Bamber Bridge, Preston

£1,250 Per Month

Ben Rose Estate Agents are delighted to bring to the rental market this beautifully refurbished three-bedroom semi-detached home, ideally positioned in a highly desirable area of Bamber Bridge. Having undergone a full refurbishment, the property is presented in immaculate condition throughout and offers spacious, modern accommodation, making it an excellent choice for a family. The location is particularly convenient, being just a short drive from Preston city centre and close to a fantastic range of local schools, shops and everyday amenities. Excellent transport links are also within easy reach, with Bamber Bridge train station nearby, along with straightforward access to both the M6 and M61 motorways. Early viewing is strongly advised to avoid disappointment.

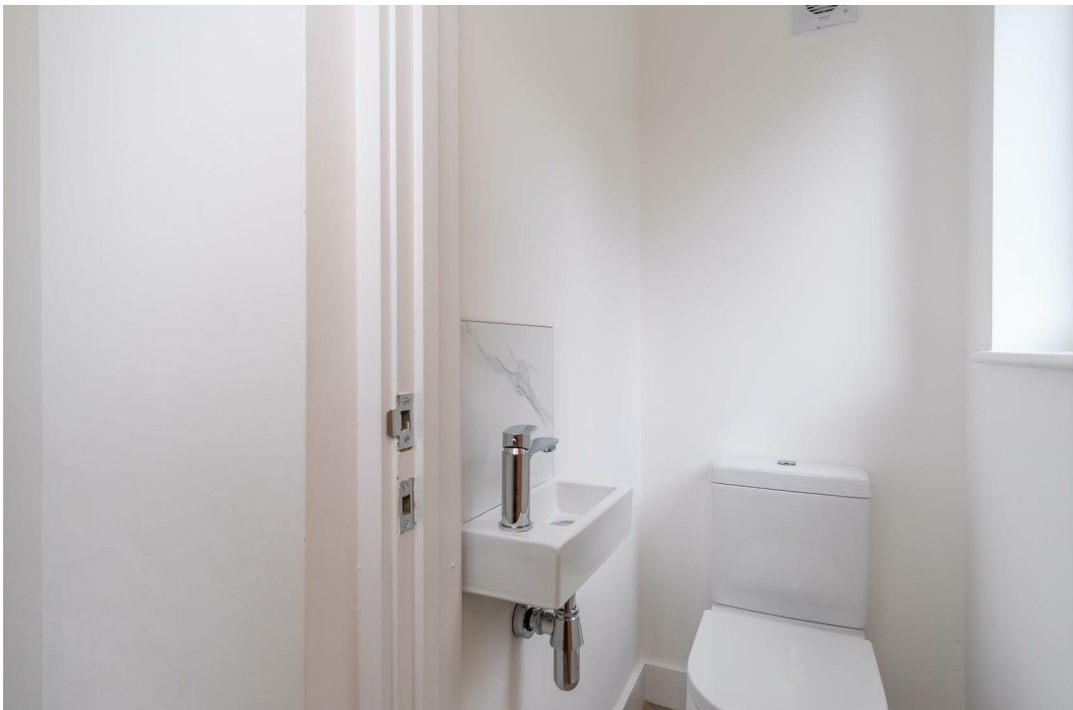
The property is entered via a welcoming porch, which provides access into the main house and leads through to a spacious entrance hall. Here, there is access to the majority of the ground floor accommodation, along with the staircase and useful under-stair storage. To the front of the property is a large lounge, featuring a front-facing window which allows plenty of natural light into the room. The lounge is set within an open-plan layout with the kitchen and dining area, creating a bright and sociable space for everyday living. The newly fitted modern kitchen benefits from integrated appliances and provides ample room for a four-person family dining table. Continuing through the property, a useful utility room provides additional space for freestanding appliances such as a washing machine and dryer, while also offering direct access to the rear garden and a convenient WC.

To the first floor, there are three spacious bedrooms, with the master bedroom and bedroom two both offering comfortable double-bedroom accommodation. Completing the first floor is a newly fitted family bathroom, featuring a bath with an over-the-bath shower.

Externally, the property benefits from a front driveway providing off-road parking for one/two cars, while to the rear is a large garden which is primarily laid to lawn, complimented by a patio area and shed. The garden is not overlooked, providing a pleasant outdoor space for enjoying the property. Available to rent at £1,250 per calendar month, this fully refurbished home offers immaculate accommodation in a highly convenient location.













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	47	
(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	

