BEN ROSE



The Heathers, Bamber Bridge, Preston

Offers Over £139,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached home, ideally suited to first-time buyers and couples looking to take their first step onto the property ladder. Situated in the popular residential area of Bamber Bridge, Lancashire, this inviting property offers a well-proportioned layout, practical living spaces and the added benefit of occupying a generous corner plot. The property provides an excellent opportunity for buyers seeking a comfortable home with outdoor space, while its convenient location places a variety of everyday amenities within easy reach. Bamber Bridge offers a selection of local shops, supermarkets, cafés, pubs and eateries, alongside well-regarded schools and leisure facilities nearby. Excellent transport links make commuting straightforward, with Bamber Bridge railway station providing services towards Preston and Blackburn, while regular bus routes connect the surrounding areas. The nearby M6 and M65 motorways offer convenient access to Preston, Blackburn, Chorley and further afield, making this an appealing location for those looking to balance everyday convenience with a well-connected setting.

Upon entering the property, you are welcomed into the reception hall, which features attractive vinyl plank flooring and an integrated storage cupboard, providing a practical space for keeping coats, shoes and household essentials neatly tucked away. A door to the right leads into the spacious front lounge, a comfortable reception room enhanced by a large front-facing window that allows natural light to fill the space. The vinyl plank flooring continues through the room, creating a cohesive finish, while the staircase is positioned towards the rear right-hand corner. This versatile living area offers plenty of potential for arranging both comfortable seating and additional furnishings, making it an ideal setting for relaxing at the end of the day or entertaining friends and family. Returning to the hallway, an opening straight ahead leads into the fitted galley kitchen, which benefits from vinyl tiled flooring, a side-facing window and a range of integrated appliances. The practical layout makes good use of the available space, providing a functional environment for preparing meals and catering to everyday needs.

Moving upstairs, the first-floor landing provides access to two well-proportioned bedrooms and the family bathroom. The master bedroom is positioned to the front of the property and benefits from a front-facing window, allowing natural light to brighten the room, alongside an integrated storage cupboard that helps maximise the available floor space. This comfortable bedroom offers an ideal retreat for homeowners, with room for essential bedroom furnishings. Bedroom two also enjoys a front-facing window and features laminate flooring, making it a versatile space that could serve as a guest bedroom, home office or dressing room, depending on the needs of the new owners. Completing the first floor is the tiled three-piece family bathroom, which includes an overhead shower, offering a practical arrangement for both busy mornings and a relaxing evening routine.

Externally, the property benefits from a private parking space to the front, providing off-road parking for one vehicle. A number of large, mature trees create an attractive green setting, offering a degree of privacy and shelter from the main road while adding to the property's sense of seclusion. The gated front garden is divided between a lawned area to the right and a gravelled section to the left, providing a combination of greenery and low-maintenance outdoor space. A further gate to the left leads through to the side garden, enclosed by a brick pillar wall and fence panels to create a defined outdoor area. Predominantly laid with artificial grass, with a small section of attractive crazy paving, this additional space offers a versatile setting for outdoor seating, enjoying warmer weather or creating a pleasant area to unwind. Occupying a desirable corner plot, this property combines comfortable accommodation, useful storage and multiple outdoor areas in a convenient Bamber Bridge location. With its two bedrooms, spacious lounge, practical kitchen and private parking, it represents an excellent opportunity for first-time buyers and couples seeking a welcoming home with plenty of potential to make their own.




8+5KG
5-5 AUTO
1400
AAA
ONETOUCH
DYNAMICNEXT


30




SANDEMAN
PORT and SHERRY




The Watery











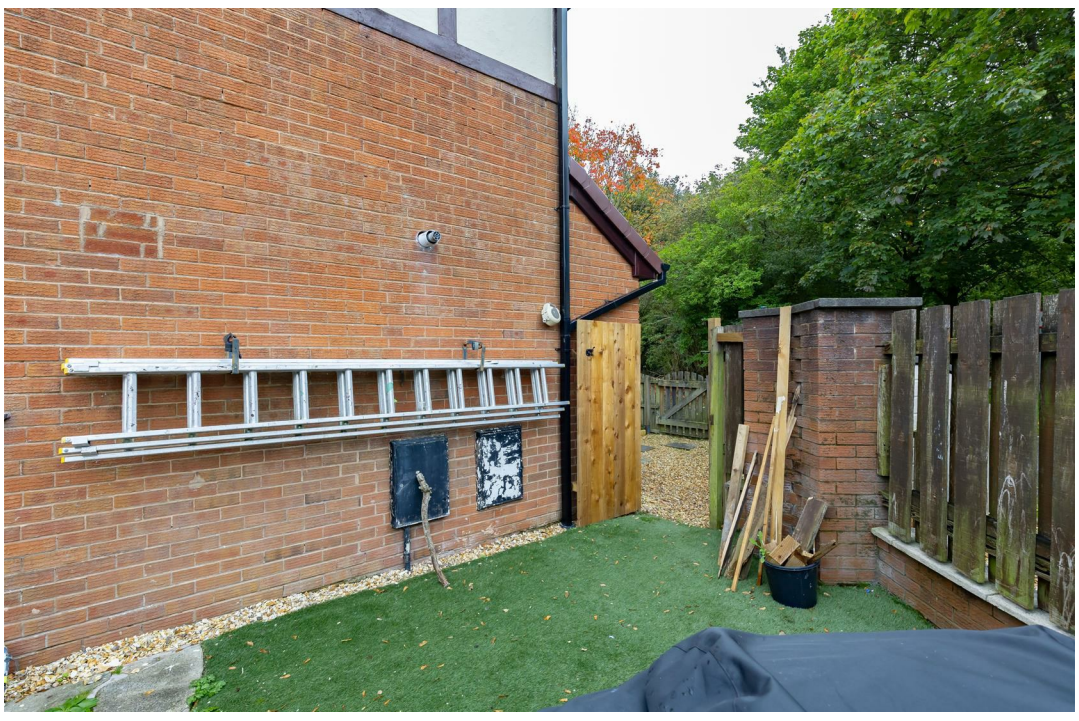

AIRBIKE
CLASSIC






benimar
Tessoro

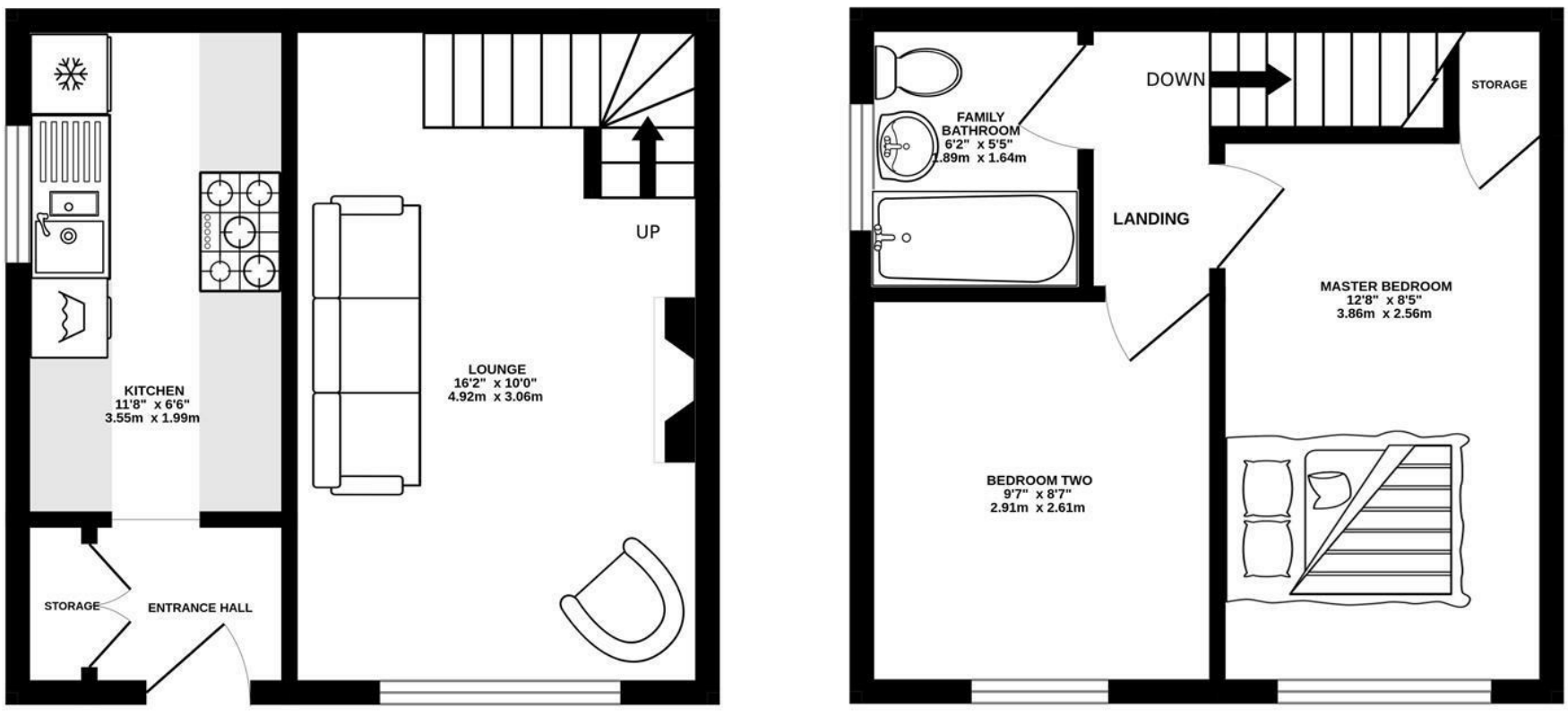




BEN ROSE

GROUND FLOOR
264 sq.ft. (24.5 sq.m.) approx.

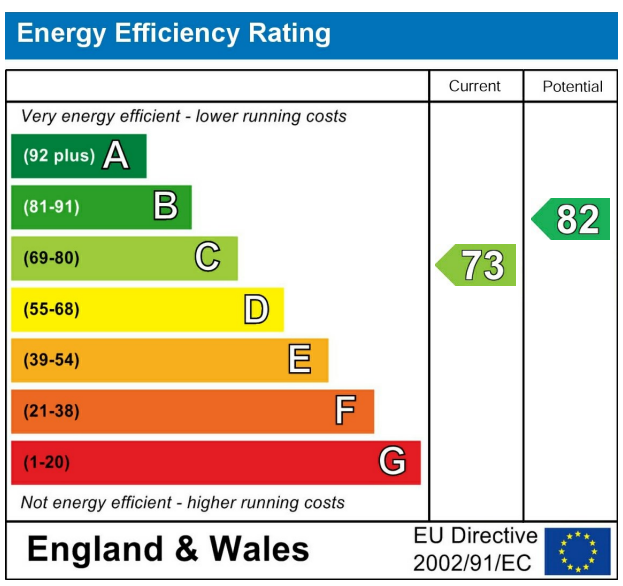
1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.

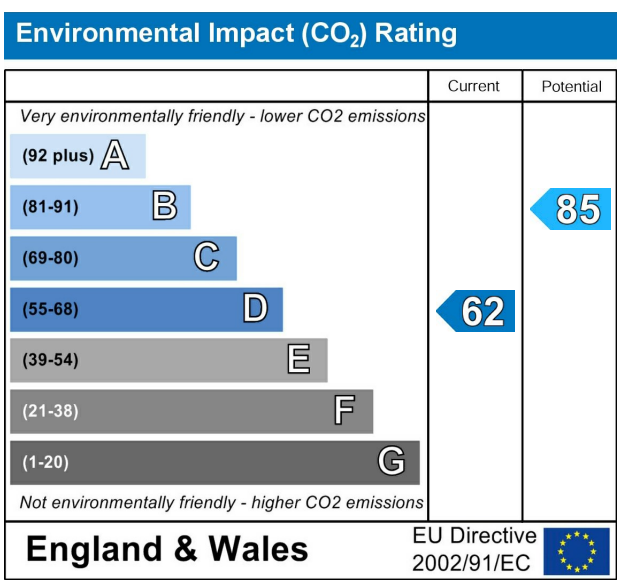


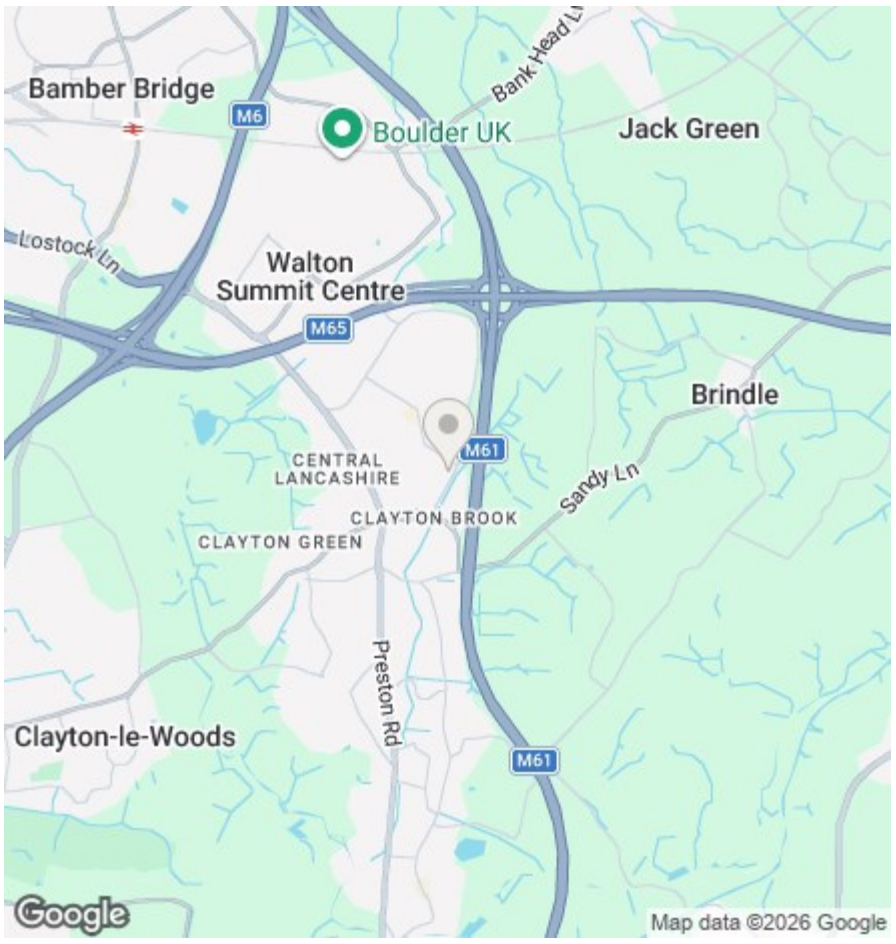
TOTAL FLOOR AREA : 532 sq.ft. (49.4 sq.m.) approx.

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.
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