



**Liverpool Road, Walmer Bridge, Preston**

**Offers Over £399,950**

\*CGI has been used in some of the photo particulars to replicate possible furniture and furnishing layouts\*

Ben Rose Estate Agents are pleased to present to market this beautifully renovated three-bedroom detached bungalow, offered with NO ONWARD CHAIN and situated in the heart of the picturesque village of Walmer Bridge. This charming home is perfect for families or couples looking to settle in a semi-rural location with easy access to nearby towns and amenities. Walmer Bridge offers a welcoming community with local shops, reputable schools, and scenic countryside walks, all on your doorstep. For commuters, the property is well-positioned with excellent transport links – just a short drive from the A59, which connects directly to the M6 and M65 motorways. Preston City Centre is easily accessible, as are the neighbouring towns of Leyland and Longton. Bus routes run regularly through the village, and Preston train station offers fast services to major UK cities.

Stepping into the home, you are greeted by a handy vestibule that opens into a bright and airy entrance hall, providing access to the majority of the living spaces. To the left side of the bungalow are the three well-proportioned bedrooms, with the master benefitting from newly installed fitted wardrobes for added convenience and storage. Towards the front of the property sits the spacious lounge, complete with a beautiful feature fireplace and a large front-facing window that fills the room with natural light. Moving through the hallway, you'll find a modern, newly fitted shower room and a separate WC, ideal for family living. The heart of the home lies in the stylish, fully renovated kitchen, boasting a range of brand new integrated appliances and views over the rear garden. Just off the kitchen is a practical utility room that offers internal access to the garage, along with a seamless flow into the charming garden room at the rear – a versatile space perfect for relaxing.

Externally, the property is equally impressive. To the front, a gated driveway provides off-road parking for up to two vehicles and leads to the integrated garage, offering both secure storage and additional parking options. The well-maintained front garden is laid to lawn and framed by mature shrubs and hedging, adding a touch of privacy and kerb appeal. To the rear, the home enjoys a peaceful, secluded garden with a generous lawn and a patio seating area – ideal for outdoor dining or enjoying the tranquil surroundings. This stunning bungalow blends modern finishes with a traditional charm, offering a turn-key family home in a sought-after village setting.





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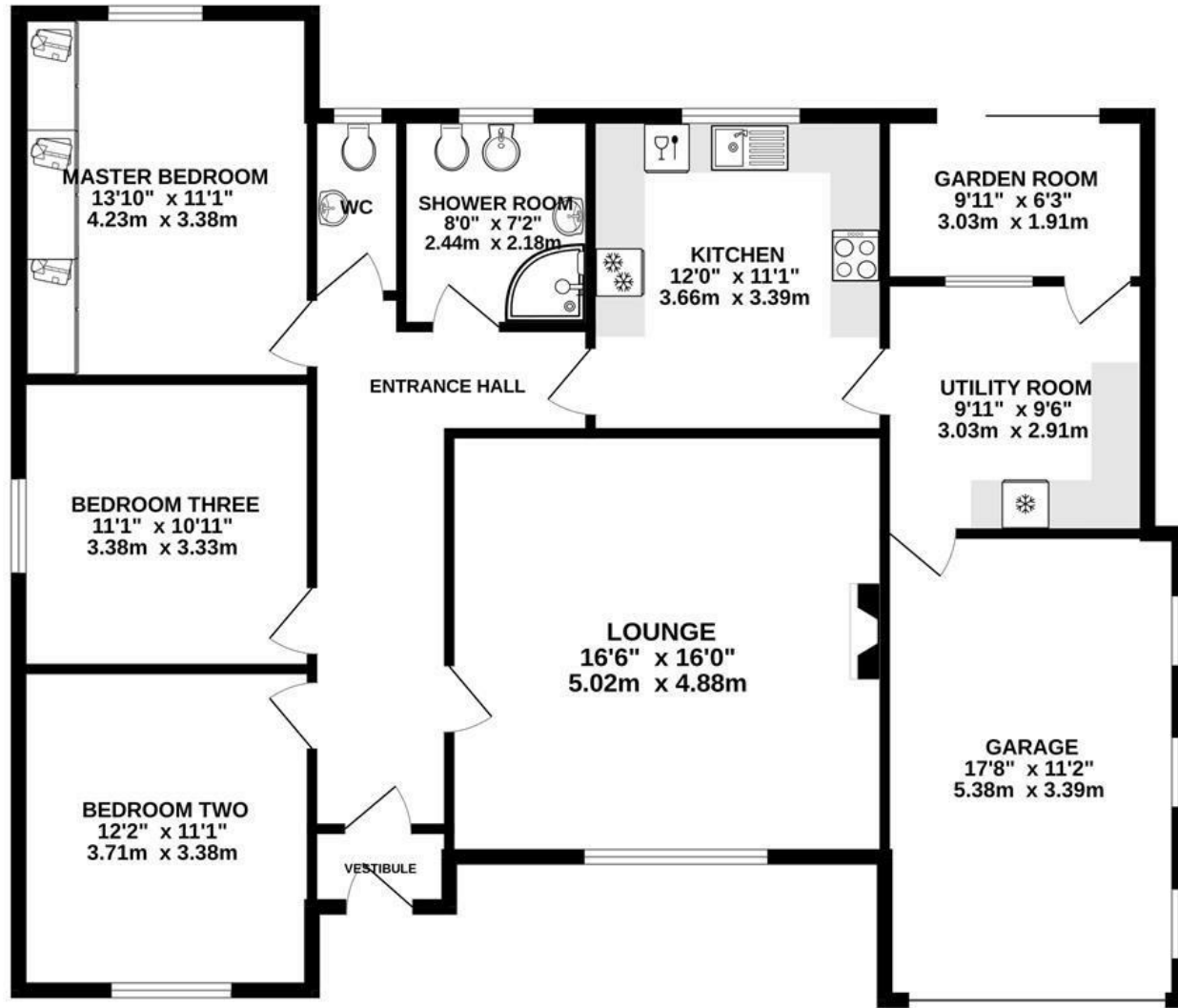








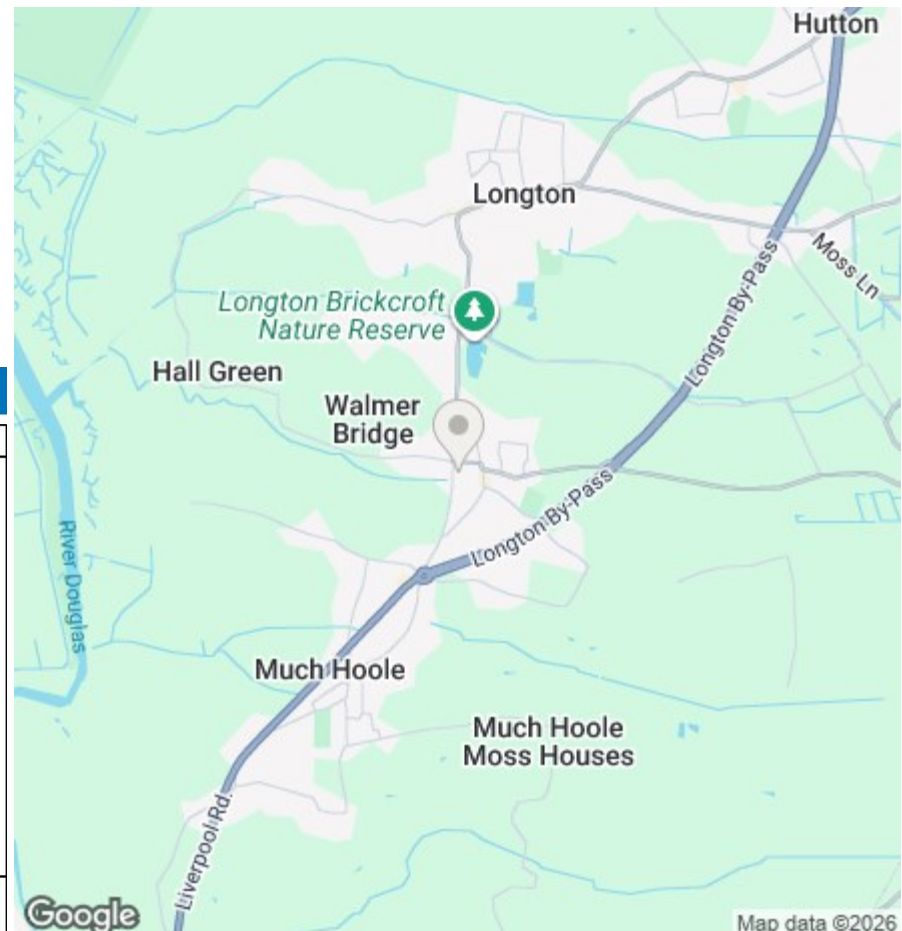
GROUND FLOOR  
1376 sq.ft. (127.8 sq.m.) approx.



TOTAL FLOOR AREA : 1376 sq.ft. (127.8 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
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	