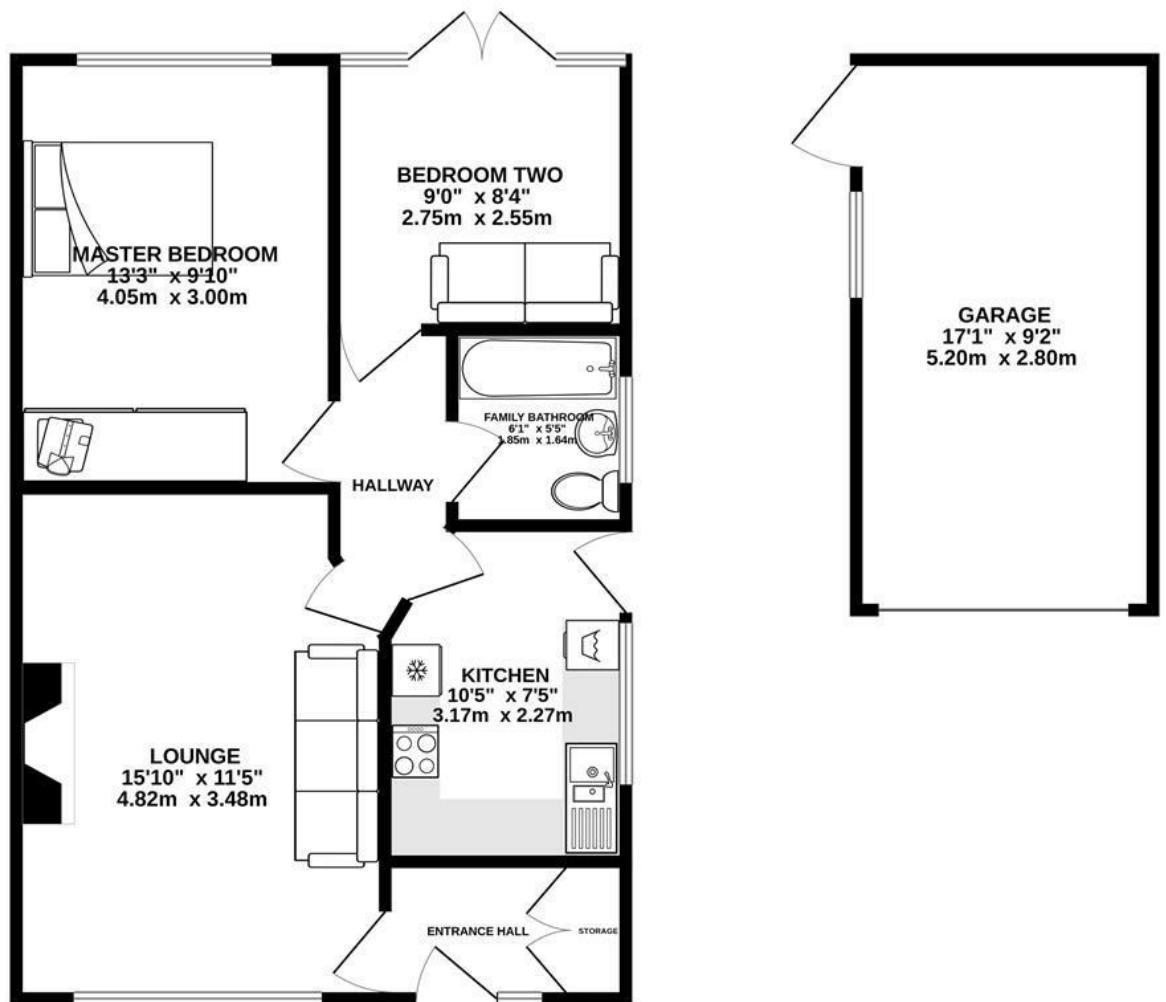


GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



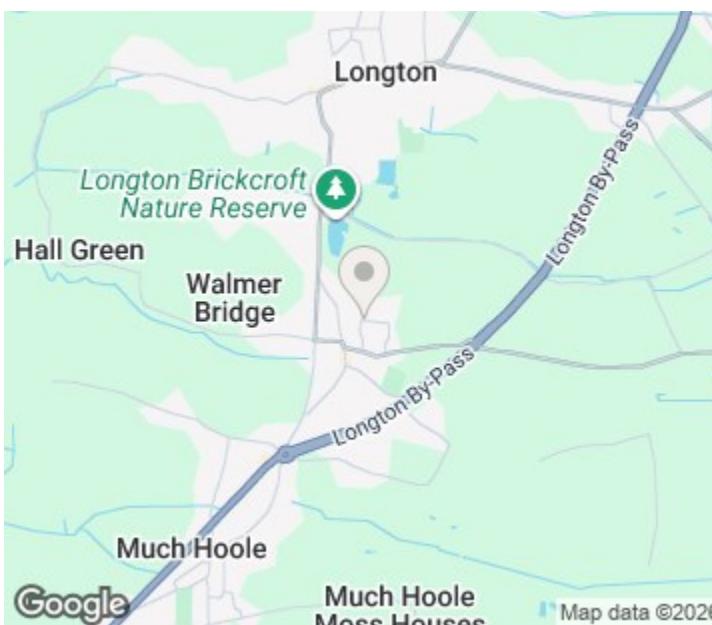
TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, dimensions, doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This 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	78	
(55-68) D		
(39-54) E	64	
(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	



BEN  ROSE



Great Gill, Walmer Bridge, Preston

Offers Over £209,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached bungalow, tucked away in a quiet and sought-after neighbourhood in Walmer Bridge. This delightful home offers the perfect blend of peaceful living and convenient accessibility. Situated just a short drive from the A59 Longton By-Pass as well as the M6 and M65 motorways, it provides excellent travel links to nearby towns and cities including Chorley, Leyland, and Preston. The local area also boasts a range of amenities, bus routes within walking distance, and an abundance of green spaces ideal for walks and outdoor leisure.

Upon entering the property, you are greeted by a bright and welcoming entrance hall, complete with a handy storage cupboard. Moving through, the spacious lounge offers a cosy retreat, featuring a large front-facing window that fills the room with natural light, and a fireplace that acts as a warm central feature. A hallway from the lounge guides you to the rest of the home. The master bedroom is generously sized with a large window offering views over the garden. The second bedroom, a single, benefits from double doors leading directly out to the rear garden—perfect for enjoying the outdoor space. The kitchen is fully fitted with sleek integrated appliances including a hob, oven, fridge/freezer, dishwasher, washing machine and microwave, and provides ample worktop and cupboard space. Completing the ground floor is the three-piece family bathroom.

Externally, this lovely bungalow features a landscaped front garden that enhances its curb appeal. A driveway to the rear provides off-road parking and leads to a single garage for additional storage or secure parking. The beautifully maintained rear garden is also landscaped, with a well-positioned patio area that's ideal for outdoor seating, dining, or entertaining. There is also ample on-street parking available for guests.

