



**Liverpool Road, Walmer Bridge, Preston**

**Offers Over £269,950**

Ben Rose Estate Agents are pleased to market this beautifully presented two/three-bedroom detached bungalow WITH NO CHAIN DELAY in the desirable village of Walmer Bridge. This spacious home offers a perfect blend of comfort and convenience, with charming local amenities and excellent travel links nearby. The property is ideally located close to schools, shops, and parks, with easy access to major roadways for commuting.

As you step into the home, you are greeted by a welcoming porch that leads to the spacious lounge, featuring a large bay window that floods the room with natural light. Also at the front of the property is the dining room, which can also serve as a third bedroom, complete with another bay window. The well-appointed kitchen offers ample storage and workspace, perfect for culinary enthusiasts. The master bedroom is generously sized, providing a peaceful retreat, while the second bedroom is also well-proportioned offers flexibility for guests or family. The family bathroom is modern and functional, equipped with a toilet, sink, and a bath with a shower over. The property is well-maintained and has a recently fitted modern combi-boiler.

Externally, the property boasts a driveway with ample parking for multiple vehicles, leading to a detached garage. The front garden is neatly maintained, adding to the home's curb appeal. The expansive rear garden is a true highlight, offering a serene outdoor space for relaxation and entertainment. The space on offer provides ample opportunity to extend, with architectural plans available for a bathroom extension. Whether you envision summer barbecues or a quiet afternoon with a book, this garden provides the perfect setting.

In summary, this detached bungalow in Walmer Bridge is a beautifully presented, spacious home with versatile living spaces and a stunning garden, making it an ideal choice for those seeking comfort and convenience in a charming village setting.





































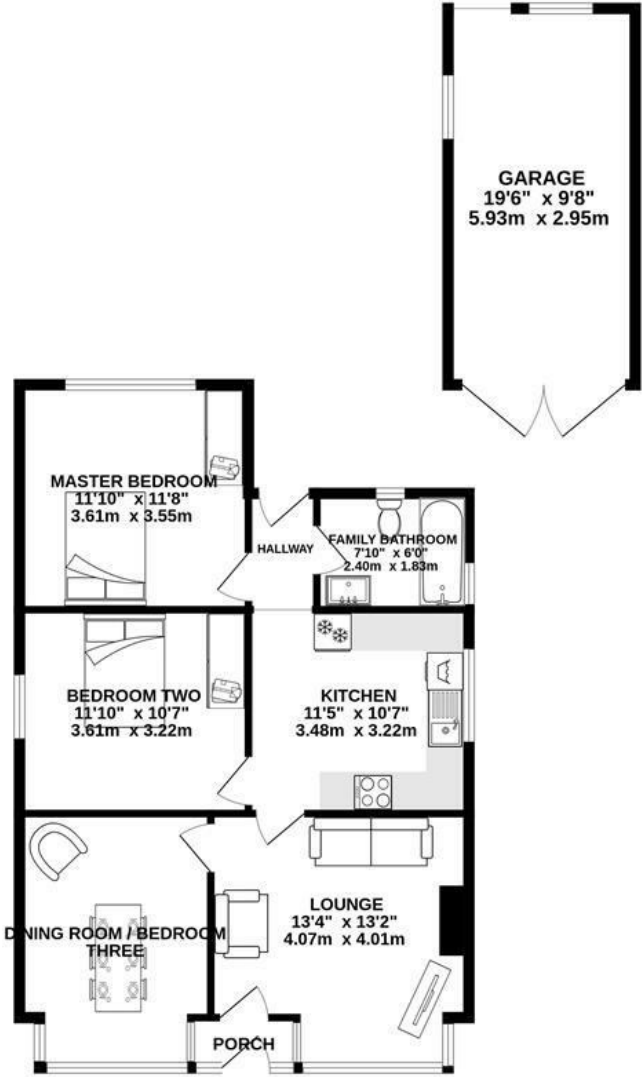






# BEN ROSE

GROUND FLOOR  
937 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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		
England & Wales		EU Directive 2002/91/EC
		