BEN ROSE



Liverpool Old Road, Walmer Bridge, Preston

Offers Over £289,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented and impressively versatile four-bedroom semi-detached bungalow, ideally situated in the sought-after village of Walmer Bridge, Preston. Offering generous accommodation arranged over two floors, this individual home combines spacious family living with a wealth of character and modern touches throughout, whilst being ready to move straight into. With two bedrooms and the principal living accommodation located on the ground floor, alongside two further double bedrooms upstairs, the property provides excellent flexibility for growing families, those working from home or anyone requiring additional space. Walmer Bridge provides a range of convenient local amenities, whilst nearby Longton, Penwortham and Hutton offer further shops, schools, cafés and everyday facilities. The area is also well connected by public transport, with local bus services providing routes towards Preston, Southport, Ormskirk and Chorley, whilst the wider road network provides convenient access to Preston and surrounding towns and cities.

Entering the home, the welcoming entrance hall provides access to the principal ground floor rooms, immediately giving a sense of the property's generous layout. Two of the bedrooms are located towards the front of the property, with the impressive master bedroom offering excellent proportions and plenty of natural light, whilst the fourth bedroom is a smaller double which would work equally well as a nursery, child's bedroom or home office if required. Continuing through the property, the spacious lounge provides a fantastic central living space, featuring a modern media wall with an electric fireplace and useful alcoves either side. The lounge flows naturally into the dining area, creating a sociable open-plan setting for family meals and entertaining, with sliding doors leading through to the conservatory beyond. The cottage-style kitchen combines characterful styling with a practical modern layout, offering ample fitted storage, generous worktop space, a pair of integrated appliances and a five-ring gas hob, making it particularly well suited to the demands of busy family life. The kitchen also provides access into the conservatory, which in turn leads through to an equally well-presented utility room, adding valuable practicality and further storage. Completing the ground floor is the stylish three-piece family bathroom, finished in keeping with the attractive presentation found throughout the remainder of the home.

Heading upstairs, the first-floor landing provides considerably more than simply access between rooms, with the current owners making excellent use of the space as a home office. This versatile area could also be adapted into a children's play space, study area or additional seating area depending on the needs of the next owners. The landing provides access to the two remaining double bedrooms, with bedroom two being particularly impressive in size and benefiting from built-in storage and multiple windows which allow plenty of natural light to fill the room. Both bedrooms offer excellent flexibility for family members, guests or home working requirements. Adding further character to this floor, the ceilings feature exposed wooden beams, creating a charming period feel and complementing the home's distinctive style.

Externally, the property is set back from a quiet road and benefits from a generous driveway providing off-road parking for multiple vehicles, alongside a lawned front garden and the valuable addition of an EV charging point. To the rear, the good-sized garden provides an excellent space for family life and outdoor entertaining, featuring a well-maintained lawn, surrounding fencing and a composite decking area which provides an ideal setting for outdoor furniture and summer gatherings. A particular highlight is the recently built summerhouse, offering a highly versatile additional space which could be utilised as a home office, gym, workshop, hobby room or simply as a dedicated retreat away from the main house. Combining spacious and adaptable accommodation, attractive character features, a practical family-friendly layout and excellent outdoor space, this well-presented bungalow offers a rare opportunity to acquire a distinctive and move-in-ready family home in the popular Walmer Bridge area.





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Harry Jude
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Evie





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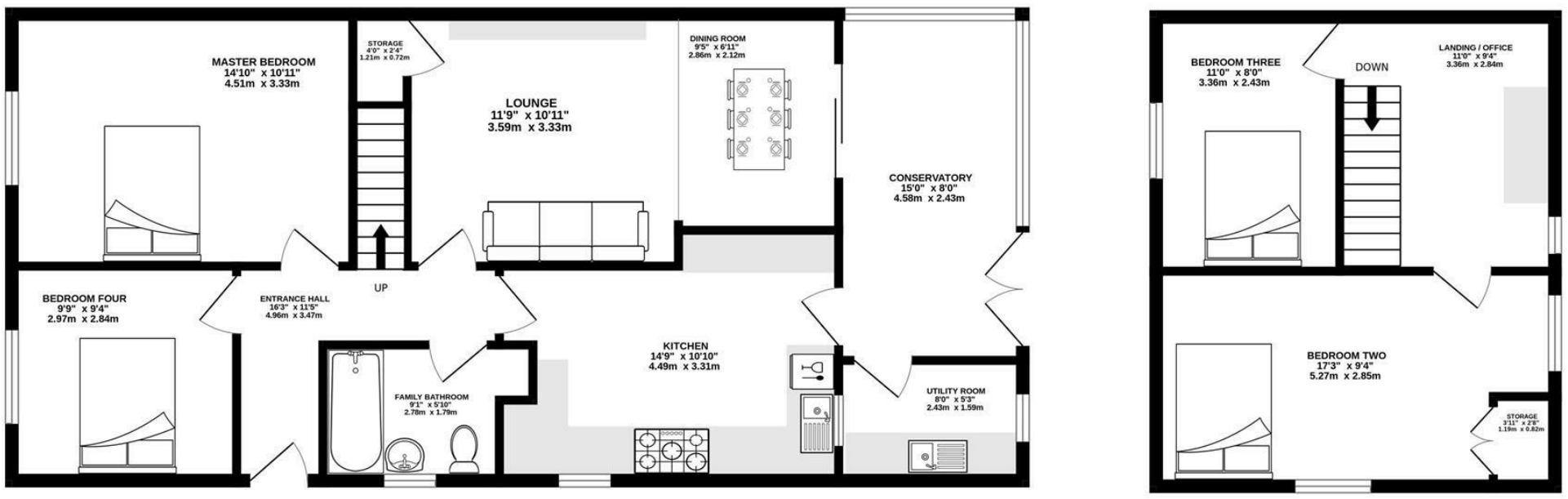




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GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.

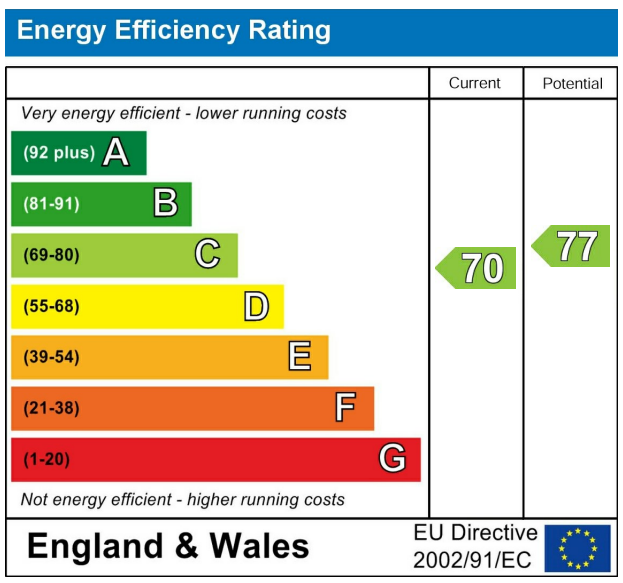
1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.

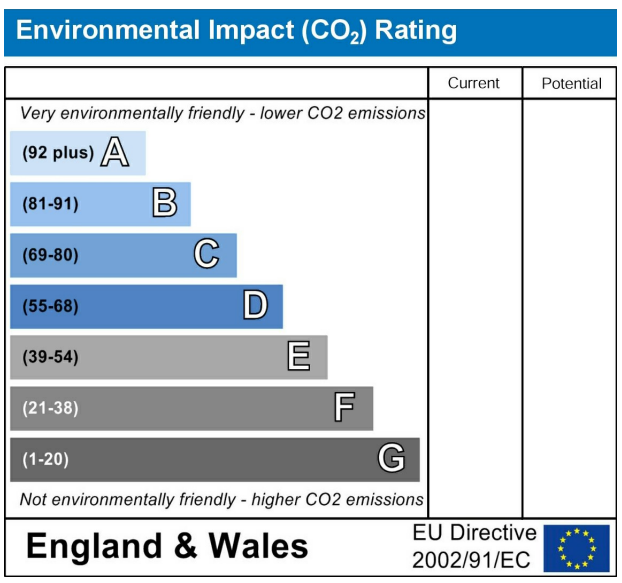


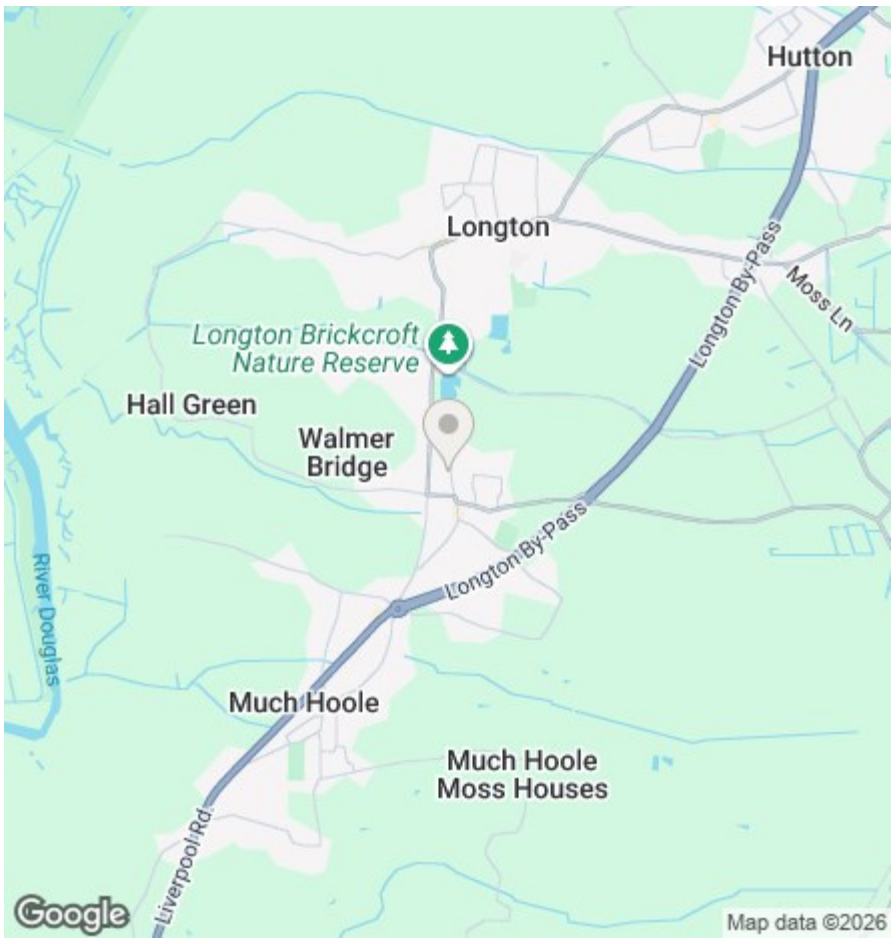
TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

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.







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