



Liverpool Road, Walmer Bridge, Preston

Offers Over £249,950

Ben Rose Estate Agents are pleased to present to the market this well-presented, three bedroomed semi-detached Bungalow, located in the highly desirable village of Walmer Bridge. Set in an elevated position, on a quiet cul de sac, the property offers comfortable and flexible accommodation across two floors, generous outdoor space and excellent potential for future improvement or extension (subject to the necessary planning permissions) and would be an ideal choice for couples, families or buyers looking to create their ideal home. The property is conveniently located close to a range of local amenities, including shops, pubs and well-regarded schools. For commuters, the property is ideally positioned with easy access to the A59, providing links to Preston and Southport, while the M6 and M65 motorways are just a short drive away. Regular bus services also run through the village.

Stepping into the property, the vestibule leads into the hallway, from which you can access the ground floor rooms and features the staircase leading to the first floor. The spacious lounge features a modern inset fire and a large bay window overlooking the, low maintenance, front garden, enjoying an open aspect. Moving through the property, you enter a bright and spacious dining kitchen, which benefits from dual aspect windows, a good range of storage units and an integrated hob and oven. The kitchen provides direct access to the conservatory at the rear, offering versatile additional living space, with double French doors opening onto the rear garden.

Also on the ground floor are two well-proportioned double bedrooms. The principal bedroom benefits from integrated storage, while bedroom two is currently utilised as a dining room, highlighting the flexibility of the accommodation.

Completing the accommodation on the ground floor is a fully tiled, modern bathroom, with toilet, wash basin, built in spacious storage and a spacious low-profile walk-in shower.

On the first floor the spacious landing provides a versatile additional room, suitable for use as a home office, playroom, hobby room or snug, whilst giving access through to the third bedroom. Bedroom three is a generous double room and benefits from dual aspect windows, allowing plenty of natural light to fill the room.

The property also benefits from a spacious walk-in attic area which houses the central heating boiler and provides useful and accessible storage space.

Externally, the property boasts a private driveway, providing off road parking for multiple vehicles. The driveway extends beyond the gated entrance to the rear, where you will find the detached single garage. The garage is equipped with power and lighting and benefits from a side access door and an up-and-over door to the front.

To the rear is a generously sized and private garden featuring a low-maintenance paved patio and lawned area creating a pleasant outdoor space for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the space, versatility, and potential this property has to offer.















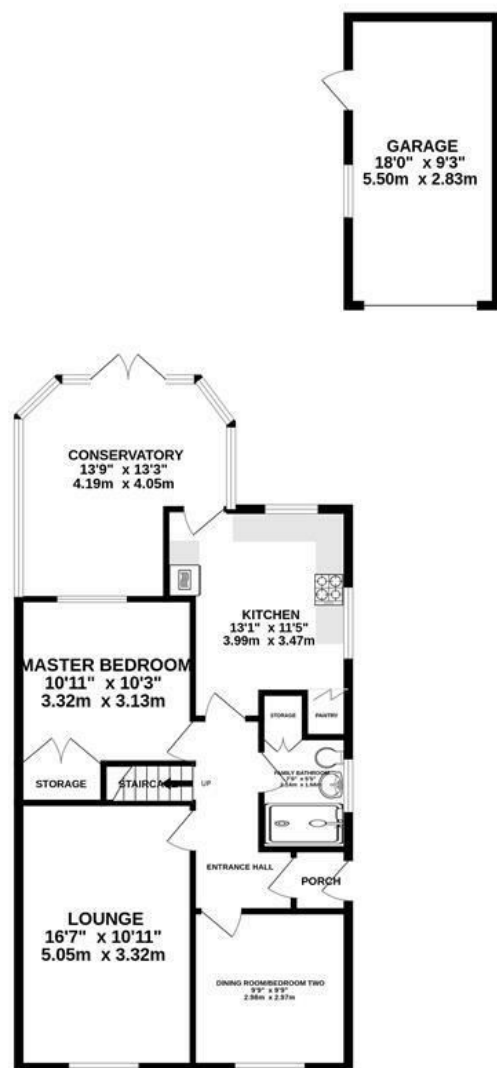




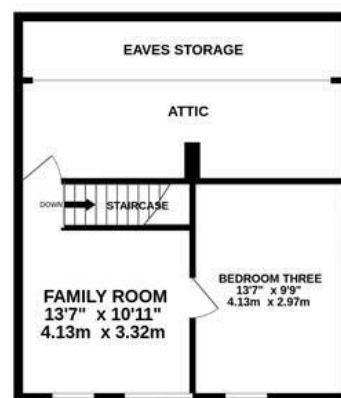


BEN ROSE

GROUND FLOOR
990 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1479 sq.ft. (137.4 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 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	

