



School Street, Walmer Bridge, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom end-terrace home situated within the heart of the popular village of Walmer Bridge. Offering generously sized rooms throughout and a wonderful village setting, this property would make an ideal purchase for first time buyers looking for a home with character and space. Walmer Bridge remains a highly desirable location thanks to its welcoming community feel, scenic surroundings, and excellent local amenities including shops, cafés, pubs, and well-regarded schools. The property also benefits from convenient travel links with easy access to Preston city centre, nearby bus routes, and excellent road connections via the A59 and surrounding motorway networks including the M6 and M55, making commuting simple and convenient.

Internally, the property welcomes you into an entrance hall complete with handy built-in storage cupboards, providing excellent practicality from the moment you step inside. The spacious lounge is positioned to the front of the home and features a large window allowing plenty of natural light to flood the room, alongside a charming log burner creating a cosy focal point. Stairs to the first floor can also be found here. Moving through to the rear is the modern kitchen diner, offering an abundance of worktop and cabinet space alongside room for a dining table, making it a fantastic everyday living and entertaining space. A stylish stable-style side door provides access out to the garden area.

To the first floor, the property offers a particularly spacious master bedroom benefitting from two windows, creating a bright and airy feel throughout. There is also a further double bedroom, making the home well suited to couples, small families, or those needing additional guest or office space. Completing the first floor is the family bathroom.

Externally, the property benefits from on-street parking to the front. To the side is a low-maintenance stone flagged yard offering useful outdoor space, whilst to the rear is an additional enclosed yard area accessed separately via the alleyway, ideal for log storage or further practical use. Combining spacious accommodation, village charm, and excellent convenience, this is a fantastic opportunity to acquire a lovely home within one of the area's most sought-after village locations







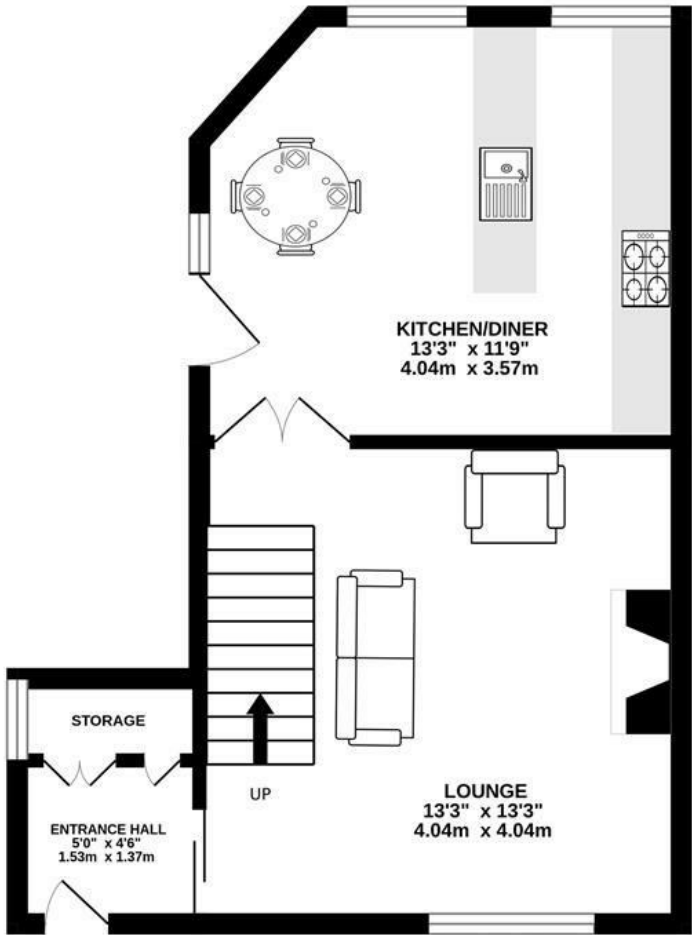






BEN ROSE

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	78
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 	

