



**Jubilee Road, Walmer Bridge, Preston**

**£224,950**

Ben Rose Estate Agents are pleased to present to market this well-presented, three-bedroom semi-detached property, located in the highly sought-after village of Walmer Bridge. This property would make an ideal family home and is conveniently situated just a short drive from Preston city centre as well as nearby towns and villages. The area also benefits from excellent travel links, including local bus routes and easy access to the M6 and M65 motorways.

Stepping into the property, you are welcomed into the entrance hallway, which includes a convenient WC and a staircase leading to the upper level. From here, you enter the spacious lounge, featuring a charming fireplace and a large window overlooking the front aspect. The lounge seamlessly flows into the open-plan kitchen and dining area at the rear. The modern kitchen is well-equipped with an integrated fridge, freezer, oven, and hob, along with space for additional freestanding appliances. The dining area provides ample room for a large family dining table with double patio doors that open onto the rear garden.

Upstairs, you will find three well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage. Additional storage is available on the landing, and the floor is completed by a three-piece family bathroom with an over-the-bath shower.

The property has had a new boiler installed within the last 12 months, improving energy efficiency and reliability.

Externally, the front of the property boasts a well-maintained garden and a parking space for one vehicle in front of the single detached garage. The generously sized rear garden features a neatly laid lawn and a stone patio, ideal for entertaining and relaxation.

Early viewing is highly recommended to avoid potential disappointment.





















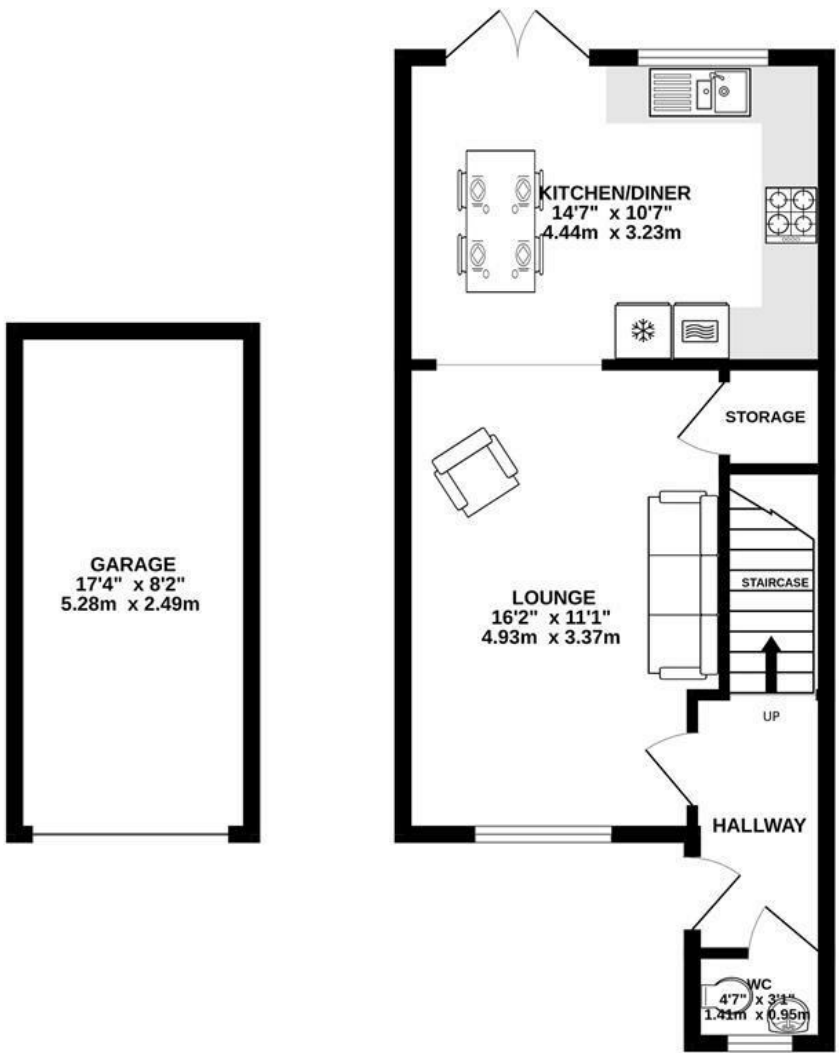




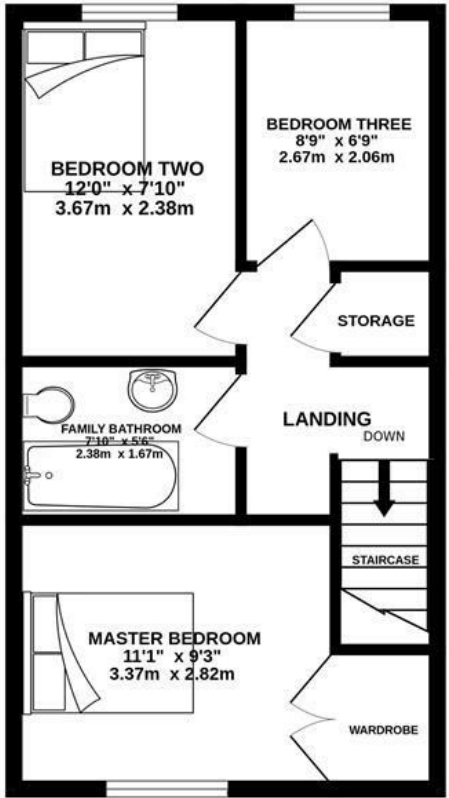


# BEN ROSE

GROUND FLOOR  
565 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.




TOTAL FLOOR AREA : 955 sq.ft. (88.7 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	71	83
(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
		