



**Jubilee Road, Walmer Bridge, Preston**

**Offers Over £124,950**

Ben Rose Estate Agents are pleased to present to market this beautifully presented, two-bedroom first floor apartment, situated in the highly sought-after village of Walmer Bridge, Lancashire. This recently decorated home offers an ideal opportunity for first-time buyers or those looking to downsize to a peaceful and well-connected location. Walmer Bridge provides a lovely semi-rural setting while still offering convenient access to nearby towns such as Preston and Southport. Excellent travel links are close by, with the A59 and M65 easily accessible for commuting, alongside frequent bus services connecting the surrounding areas. The village itself benefits from a range of local amenities including shops, cafes, and schools, with scenic countryside walks just a short distance away.

Stepping inside, you're welcomed by a the main hallway which provides access to most of the rooms, as well as a useful airing cupboard for additional storage. The spacious lounge is a standout feature of the apartment, offering plenty of natural light and access to a private balcony that overlooks the front – a perfect spot for enjoying your morning coffee. The lounge flows seamlessly into the modern kitchen, complete with an integrated oven and fridge freezer, creating an open and sociable layout ideal for entertaining. Back through the hallway, you'll find two well-proportioned bedrooms that offer flexibility for use as guest rooms, home offices, or personal retreats, alongside a contemporary three-piece family bathroom fitted with an over-the-bath shower.

Externally, the property benefits from an allocated parking bay to the rear, ensuring convenient off-road parking.

In summary, this delightful apartment combines comfort, style, and convenience in a peaceful village setting – making it a perfect choice for first-time buyers seeking a ready-to-move-into home in a desirable area.





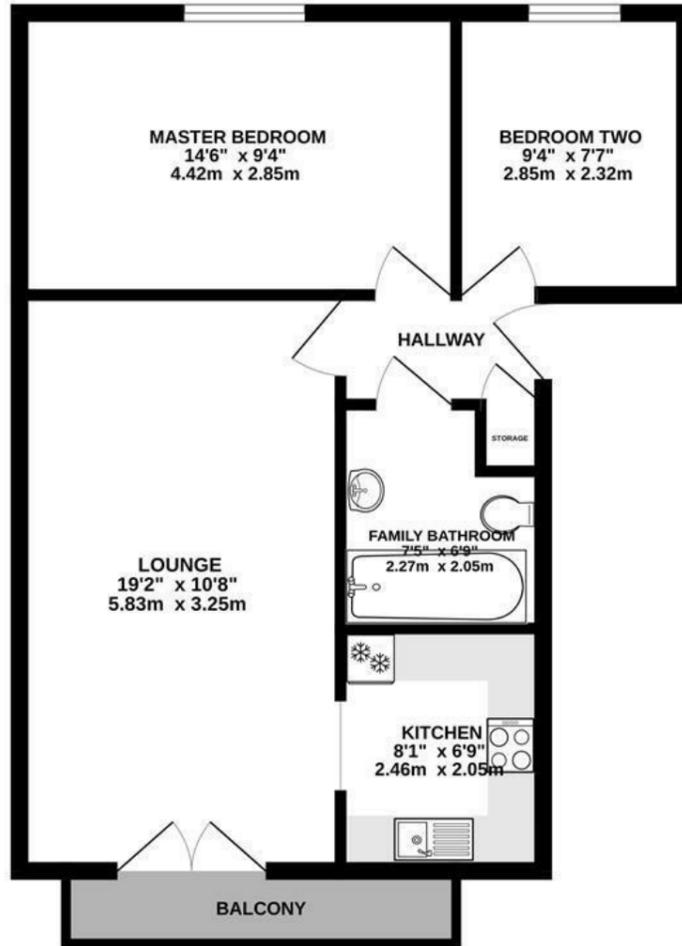








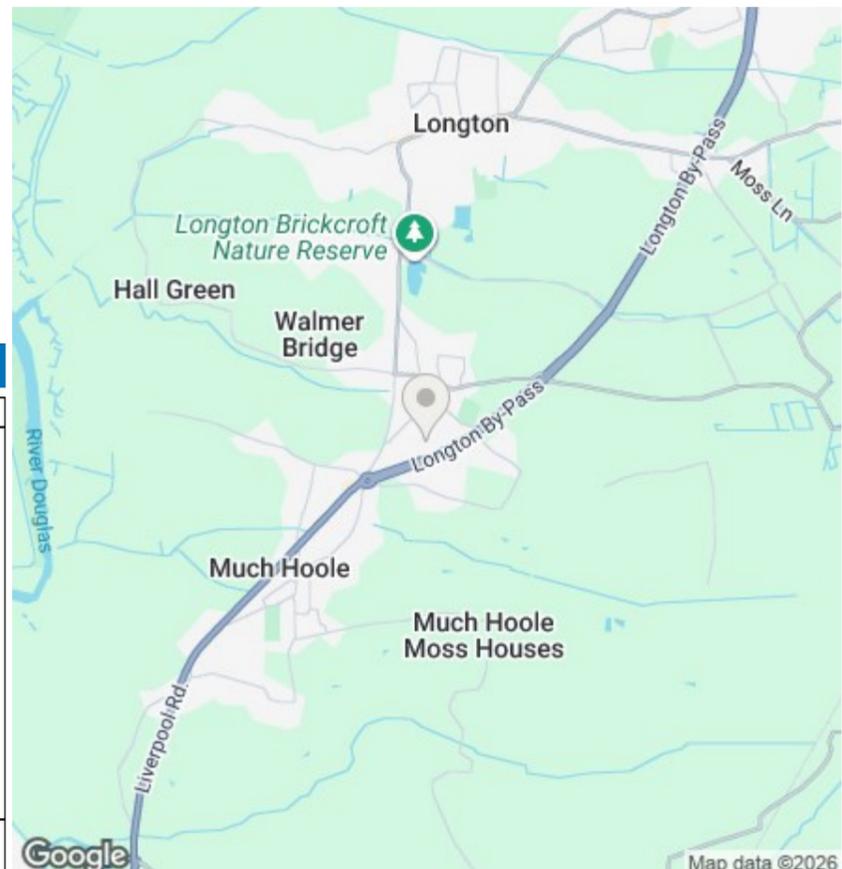
GROUND FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq.ft. (50.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, cornices 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	