



Liverpool Road, Walmer Bridge, Preston

Offers Over £474,950

Ben Rose Estate Agents are pleased to present to market this stunning, four-bedroom family home situated on the picturesque and highly sought-after Liverpool Road in Walmer Bridge. The home has been well presented throughout and offers generous indoor and outdoor space, including a newly built detached garage with a loft room at the rear. Within walking distance, you'll find a variety of local schools, and Longton village centre, with excellent amenities such as supermarkets, cafes and restaurants. Convenient travel links to both Preston and Southport further enhance the appeal of the location.

Upon entering, you're greeted by an inviting entrance hall leading to the main reception area, where the majority of ground floor rooms are located. The spacious front lounge boasts a beautiful gas log-effect burner and a large front-facing window, creating a cozy atmosphere. The gorgeous open-plan kitchen/dining room, extended to incorporate a vaulted ceiling, features integrated appliances, a pantry cupboard, and a breakfast bar. The dining area, bathed in natural light from the Velux window, striking picture window, and bi-folding doors leading to the garden, offers a perfect space for socializing or entertaining. The ground floor also hosts the master bedroom, benefiting from a dressing room and four-piece ensuite, as well as bedroom four, which can double as a home office. A convenient downstairs WC completes this floor.

Moving to the first floor, you'll find the two remaining bedrooms, both of good size, with bedroom two enjoying partial views of fields to the front and a secret fitted wardrobe. A three-piece family bathroom completes this level, ensuring convenience for all occupants.

Externally, the property boasts a gated driveway with space for multiple vehicles, providing ample parking. The secluded rear garden, surrounded by tall mature trees, offers a serene retreat with its lawn and large gravel area. Through access from the garage extends the potential for more parking, while additional parking can be found at the front of the garage, accessed via Liverpool Old Rd. The garage itself provides generous space and includes a loft room and workshop above, offering versatility for various purposes.

This home, with its well-appointed interiors, spacious layout, and desirable location, presents an exceptional opportunity for comfortable family living.











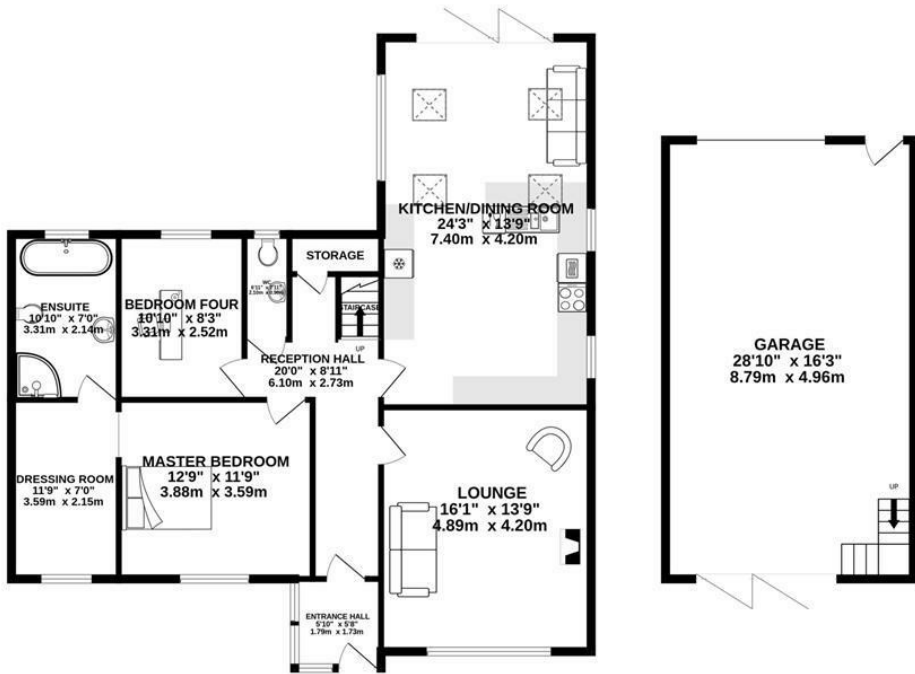
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GROUND FLOOR
1604 sq.ft. (149.0 sq.m.) approx.



1ST FLOOR
838 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 2442 sq.ft. (226.8 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	74	81

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		

