



Tristan Avenue, Walmer Bridge, Preston

Offers Over £249,950

Ben Rose Estate Agents are pleased to present to market this stunning, three-bedroom, semi-detached dormer bungalow situated in the charming village of Walmer Bridge. This modern home is immaculate throughout, making it perfect for those looking to downsize or seeking a quiet village location. The property is conveniently located near local shops and schools, with easy access to both Preston city centre and Southport, ensuring excellent travel links and amenities right on the doorstep.

Upon entering through the front door, you are welcomed into the modern kitchen/breakfast room. This space boasts integrated appliances, including a fridge/freezer, microwave, oven, and dishwasher, as well as a cozy breakfast bar for two. From here, the main hallway provides access to the remaining ground floor rooms. The spacious front lounge features a large, front-facing window that floods the room with natural light and a charming feature fireplace. French doors lead into the dining room, which includes an open staircase to the first floor. Bedroom three is also located on this floor, offering versatile use as a study or playroom, with patio door access to the garden. Completing the ground floor is a modern three-piece family bathroom with an over-the-bath shower.

Ascending to the first floor, you will find two good sized double bedrooms. Bedroom two benefits from fitted wardrobes, providing ample storage space. Additionally, a convenient WC is located on this floor, catering to the bedrooms on this floor.

Externally, the property offers a drive with space for up to two cars and a well-maintained front lawn, adding to the homes curb appeal. The rear garden is beautifully presented and professionally landscaped, featuring a patio and lawn area with an additional seating area for relaxation. The garden is secluded, offering privacy for outdoor enjoyment. A charming summer house also adds to the appeal of this delightful outdoor space.

This exceptional home is a perfect blend of modern living and village charm, offering a peaceful and convenient lifestyle.





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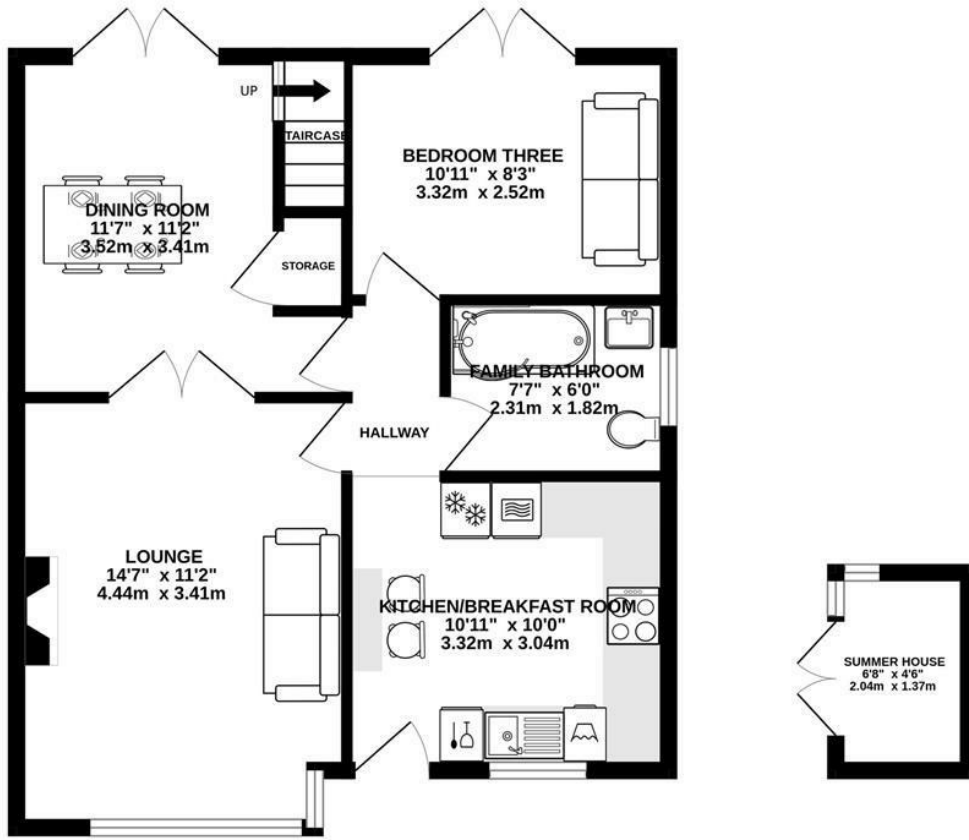
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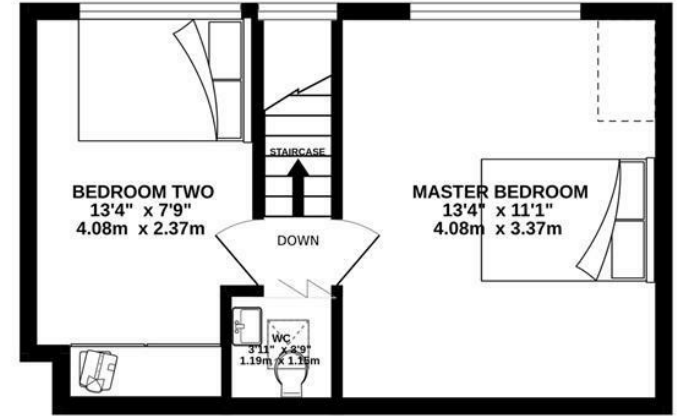
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GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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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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			83
(81-91) B			
(69-80) C		69	
(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	

