



Fairview Close, Walmer Bridge, Preston

Offers Over £279,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, detached, true bungalow situated just off the picturesque and highly sought-after Liverpool Road in Walmer Bridge. This lovely home is within walking distance of excellent local amenities including shops, cafes, and restaurants, with Brickcroft Nature Reserve right on the doorstep, offering fantastic walks. Convenient travel links to both Preston and Southport further enhance the appeal of this prime location. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Stepping into the property, you enter a welcoming entrance hallway, which provides access to most of the rooms. Across the hallway, you'll find the spacious lounge featuring dual-aspect windows, a feature fireplace, and sliding patio doors leading to the conservatory. The bright and airy conservatory offers a versatile space to enjoy the garden, which can be accessed through double patio doors. Returning through the hallway, you will find the modern kitchen/diner. The kitchen includes an integrated fridge, freezer, oven, and hob, with additional space for freestanding appliances. There is ample space for a family dining table and convenient integral access to the attached garage.

Continuing through the home, you will discover three well-proportioned double bedrooms. The master bedroom and the third bedroom benefit from integrated storage, with the master bedroom also boasting an ensuite shower room. The three-piece family shower room, which includes an airing cupboard for extra storage, completes the internal offerings.

Externally, the front of the property features a secluded lawn garden with a private driveway providing off-road parking for one vehicle. Additional parking space and storage are available in the attached garage. To the rear, there is a beautiful garden space primarily laid to lawn, with a charming ornamental pond and established plants.

The home benefits from solar panels, which enable a reduction in electricity costs as well as being eco-friendly.





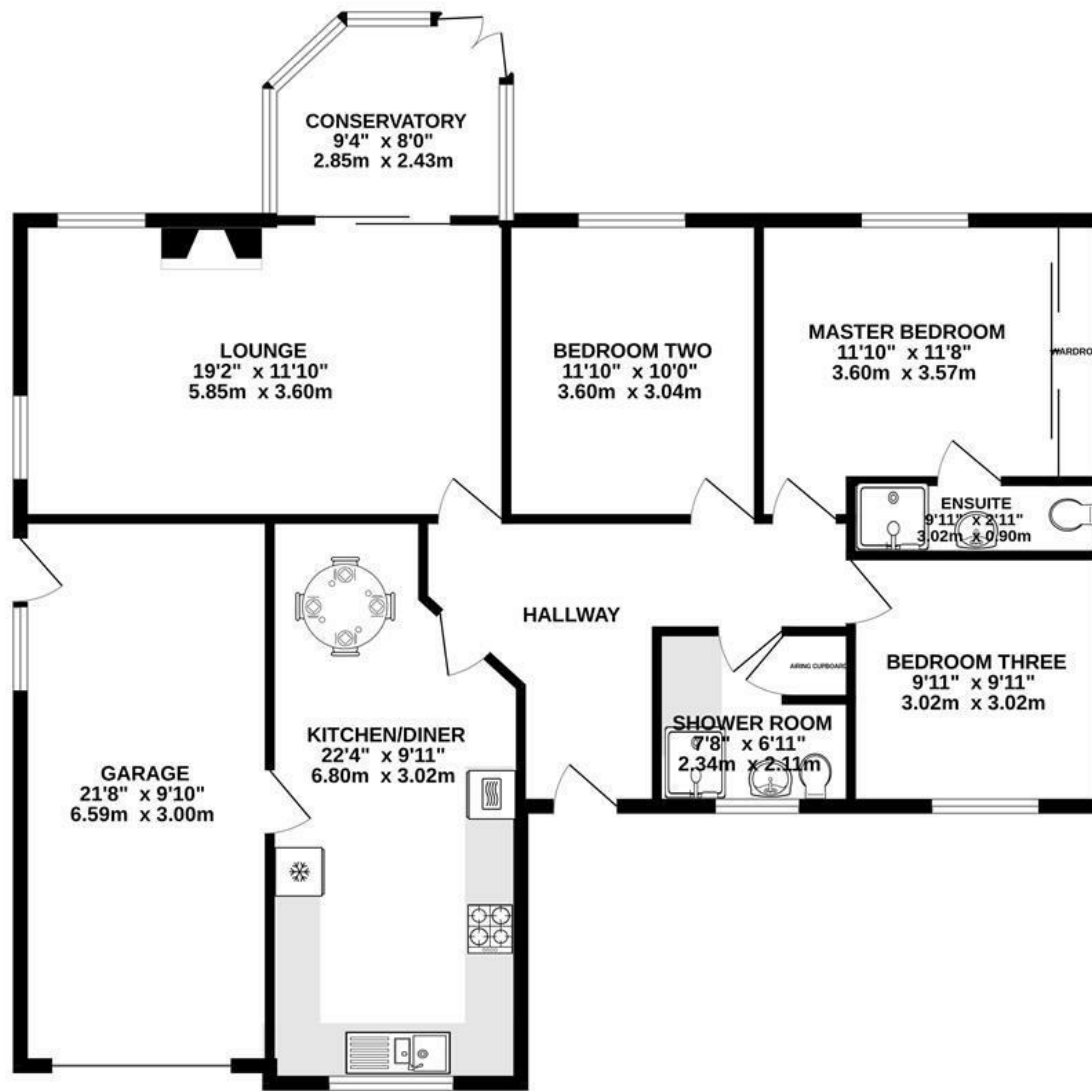








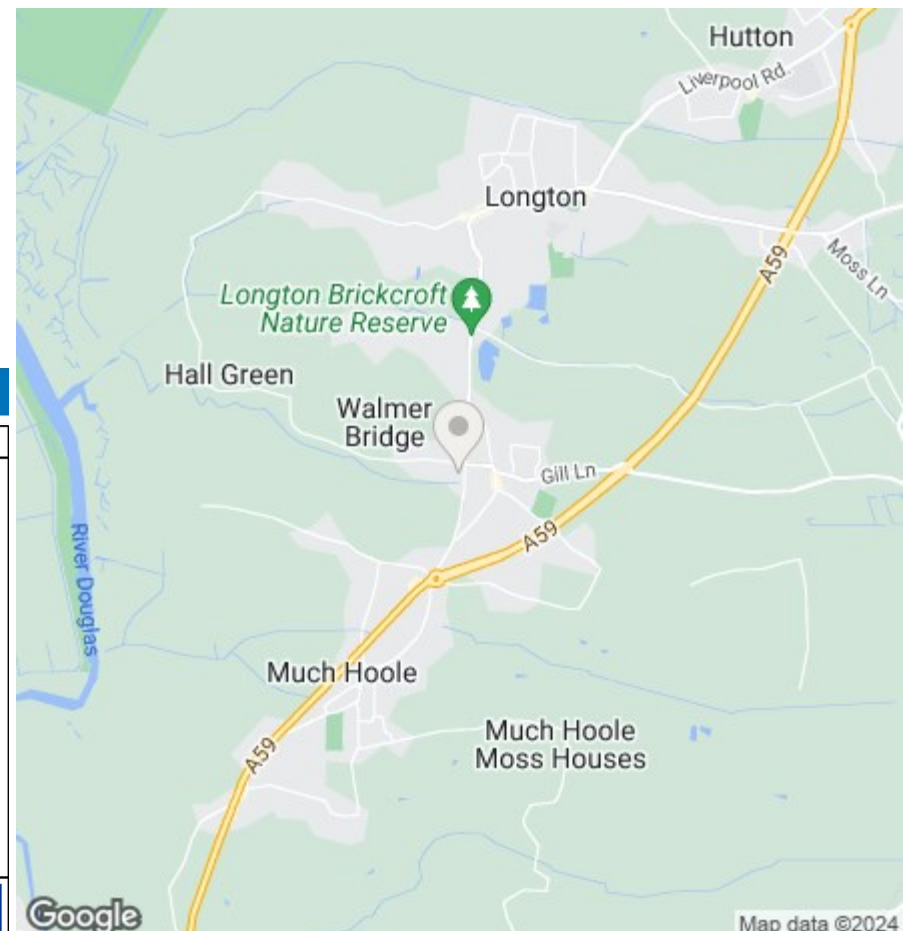
GROUND FLOOR
1261 sq.ft. (117.2 sq.m.) approx.



TOTAL FLOOR AREA: 1261 sq.ft. (117.2 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 is given 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			89
(81-91) B			
(69-80) C		71	
(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	