



Hall Carr Lane, Walmer Bridge, Preston

Offers Over £289,950

Ben Rose Estate Agents are pleased to present to the market this charming three-bedroom detached bungalow, located in the sought-after village of Walmer Bridge. This home offers a blend of versatility and potential, ideal for those looking to create their dream space. Situated close to excellent local amenities, including shops, schools, and parks, the property benefits from being a stone's throw from convenient bus stops and enjoys easy access to major roadways for effortless commuting. With the added potential for extension to the rear, this project home is brimming with possibilities.

Upon entering, you are welcomed by a porch that leads into a spacious reception hall, granting access to all ground floor rooms. To the front of the property lies a generous lounge, bathed in natural light from its south-facing window and featuring a cozy gas fireplace. Adjacent to the lounge is the second bedroom, a sizeable double room also enjoying a south-facing aspect. Continuing through the ground floor, you'll find a family bathroom, followed by a versatile dining room with dual-aspect windows, ample space for a large dining set, and an additional gas fire. At the rear, the kitchen provides a practical layout and enjoys views of the garden. Although it requires modernisation, the space offers room for abundant wall and base units. From here, you have access to a lean-to, which leads to both the garden and the single integrated garage.

The first floor comprises two well-proportioned bedrooms. The master bedroom is a spacious double and includes a large walk-in wardrobe while the third bedroom offers additional accommodation or flexibility for a home office or guest room. The landing features built-in storage and access to generous eaves, providing excellent storage options. Completing the floor is a three-piece shower room.

Externally, the home boasts a large rear garden with a combination of lawn and paved areas, bordered by tall fencing for privacy. The space includes a sizable shed and holds excellent potential for further landscaping or an extension. The front of the property features a neatly maintained lawn lined with hedges and gated access to a driveway, providing off-road parking for one car and leading to the single garage. The garage is currently used for storage but offers great potential for conversion into a home gym, workshop, or additional living space.

This delightful property, situated in a sought-after village location and benefiting from a rewire within the last ten years, is an excellent opportunity for those seeking a project home with significant potential to tailor to their needs.















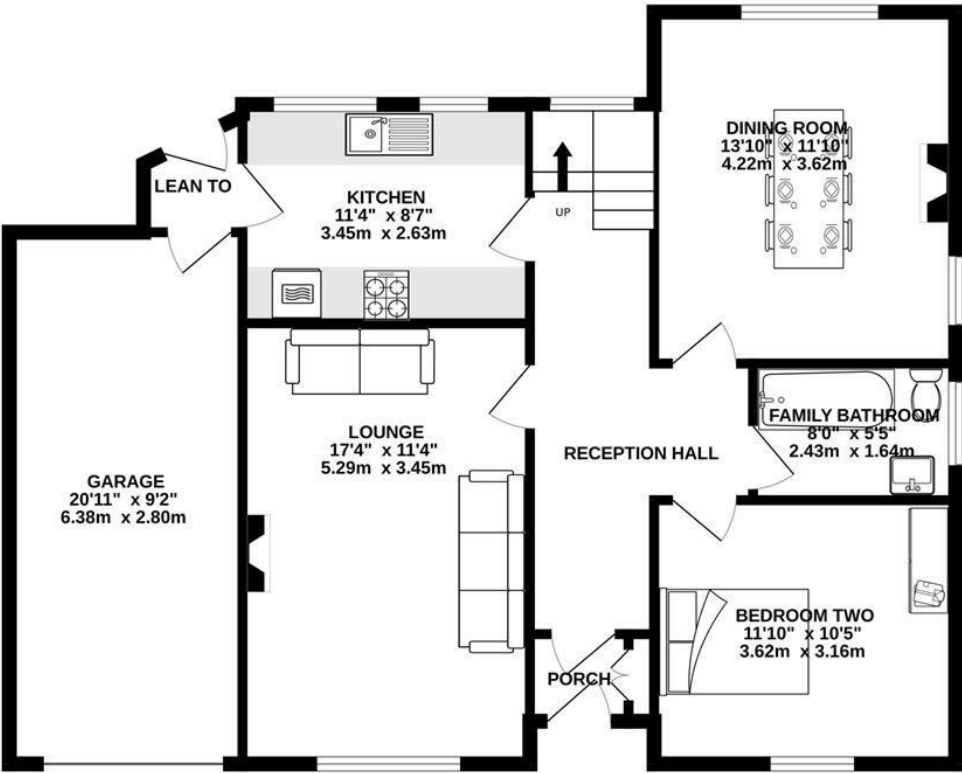




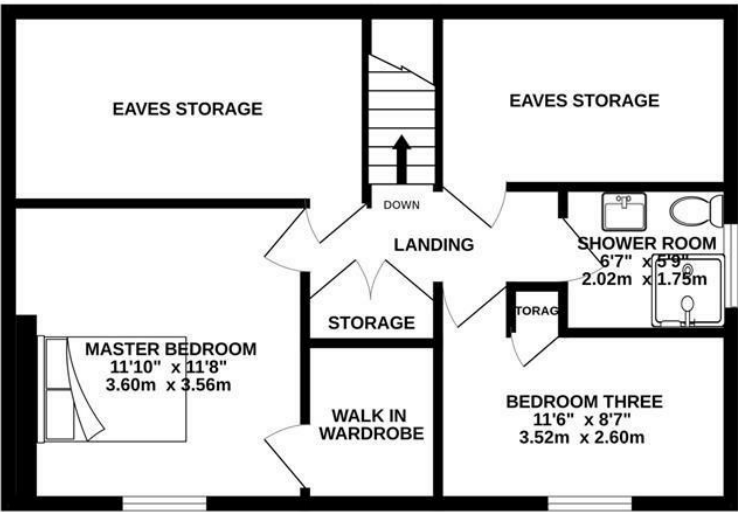


BEN ROSE

GROUND FLOOR
964 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 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 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	<div>55</div>	<div>83</div>
(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 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		

