



Liverpool Road, Walmer Bridge, Preston

Offers Over £250,000

Ben Rose Estate Agents are delighted to present to the market this beautifully presented two/three-bedroom semi-detached home, located in the highly desirable village of Walmer Bridge. This charming property offers the perfect blend of comfort and convenience, benefiting from excellent local amenities and transport links. Ideally situated close to reputable schools, shops, and parks, the home also provides easy access to major road networks, making it an excellent choice for commuters.

The property has been fully refurbished to a high standard throughout, including a newly fitted kitchen and bathroom with new doors, windows, and flooring throughout. Additional upgrades include a new boiler, central heating system, and a full rewire. Tastefully decorated, the home is truly move-in ready.

Upon entering, you are welcomed into a bright and inviting entrance hallway that provides access to all ground floor rooms. Straight ahead, you'll find the spacious lounge featuring a charming fireplace and a large window overlooking the front aspect. Double doors lead from the lounge into the dining room, which offers ample space for a large family dining table and also connects back to the hallway. This room could alternatively serve as a third bedroom, adding flexibility to the home's layout.

Continuing through the property, you'll discover the modern kitchen, equipped with an integrated fridge, freezer, double oven, induction hob and extractor fan. There is also additional space for freestanding appliances. Completing the ground floor is a well-proportioned master bedroom with integrated storage, as well as a stylish three-piece family bathroom featuring an over-the-bath shower.

Upstairs, you'll find a spacious landing currently utilised as an office. This versatile area could serve multiple functions, such as a library, playroom, or additional sitting room, and also offers excellent storage. Just off the landing is another generously sized bedroom with dual-aspect windows and convenient access to the fully insulated loft.

Externally, the front of the property is not overlooked and enjoys an open outlook onto a private lawn situated directly across the street, which forms part of the property's grounds. A private driveway with dual 240 V sockets provides off-road parking for up to four vehicles and leads to a single detached garage. The garage features an up-and-over door, lighting, and power supply. At the rear is a generously sized, low-maintenance garden that enjoys sunshine throughout the day. It features a water tap, faux lawn and a flagged patio area - perfect for relaxing or entertaining.

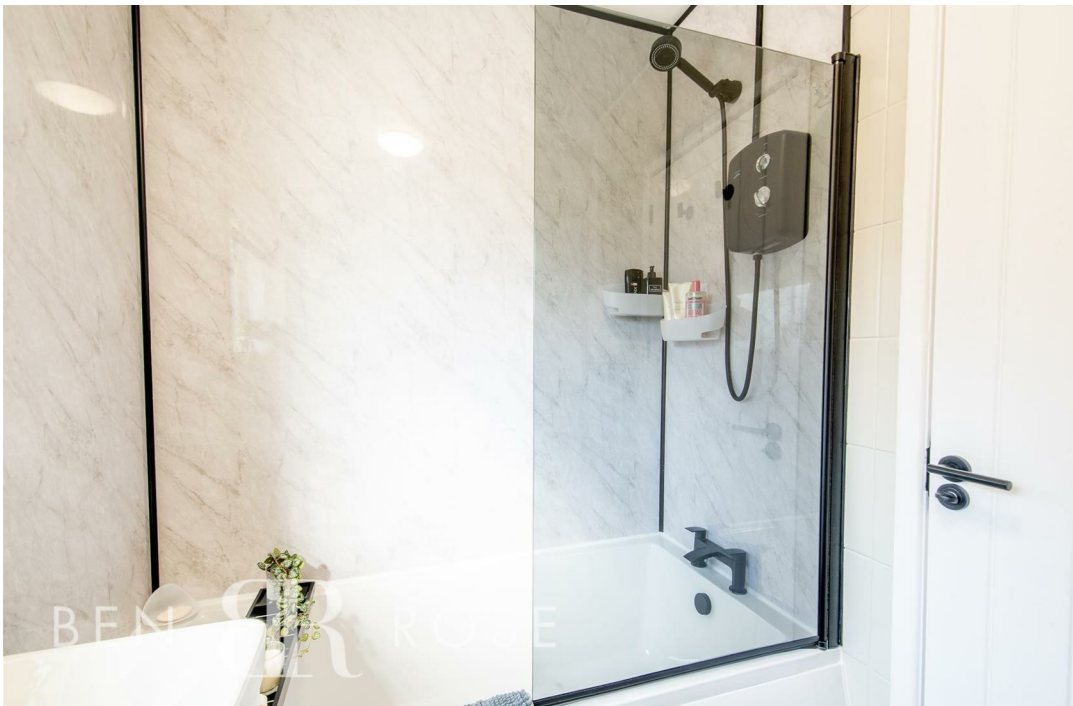
















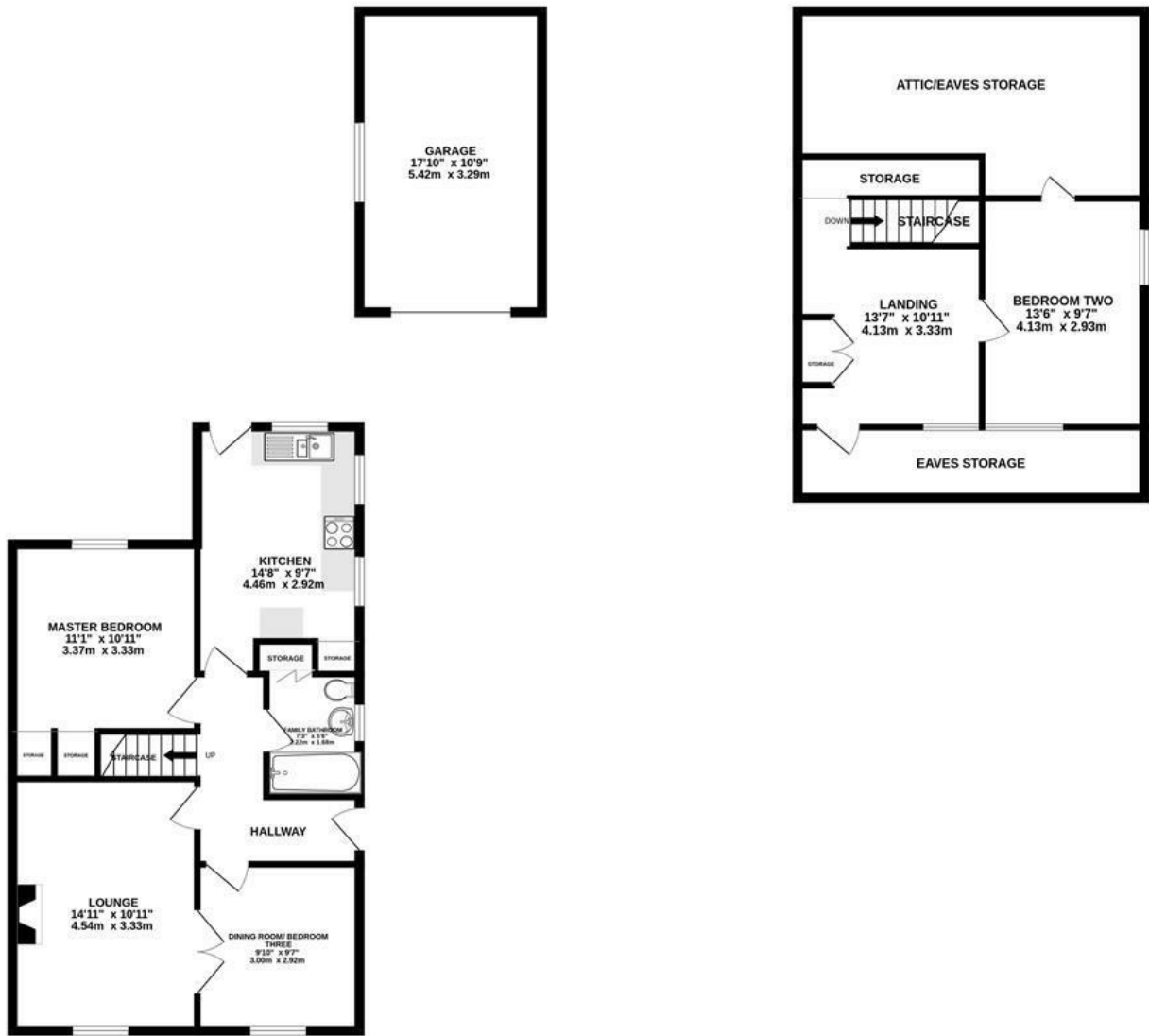




BEN ROSE

GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.


1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1435 sq.ft. (133.3 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	72	85
(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
		