



Jubilee Road, Walmer Bridge

£695

Unfurnished 2 bedroom property

VIEWINGS NOW FULLY BOOKED

Ben Rose Estate Agents are pleased to present to market this beautiful, two bedroom, top floor, unfurnished apartment in the sought after area of Walmer Bridge, Preston. Within walking distance, you'll find a variety of local schools and Longton village centre, which boasts excellent amenities such as supermarkets, cafes, and restaurants. There is also fantastic travel links via nearby bus routes, train stations and the M6 and M61 motorways. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

Upon entering, the property briefly comprises of a welcoming entrance hall where you'll find access to all rooms. To the rear of the property lies the second bedroom, which is a good size single room or study with sky light window and electric radiator.

Adjacent to here is a good sized storage cupboard along with access to the modern family bathroom with bath and over the bath shower. Continuing through is the master bedroom, generous in size, and this space receives ample light from the sky light window.

Lastly you'll reach the spacious lounge diner set in an open plan layout with the kitchen. There is enough room here for a large sofa set and furnishings along with a four person family dining table. The kitchen provides ample worktops and an integrated hob/oven with room for additional freestanding appliances.

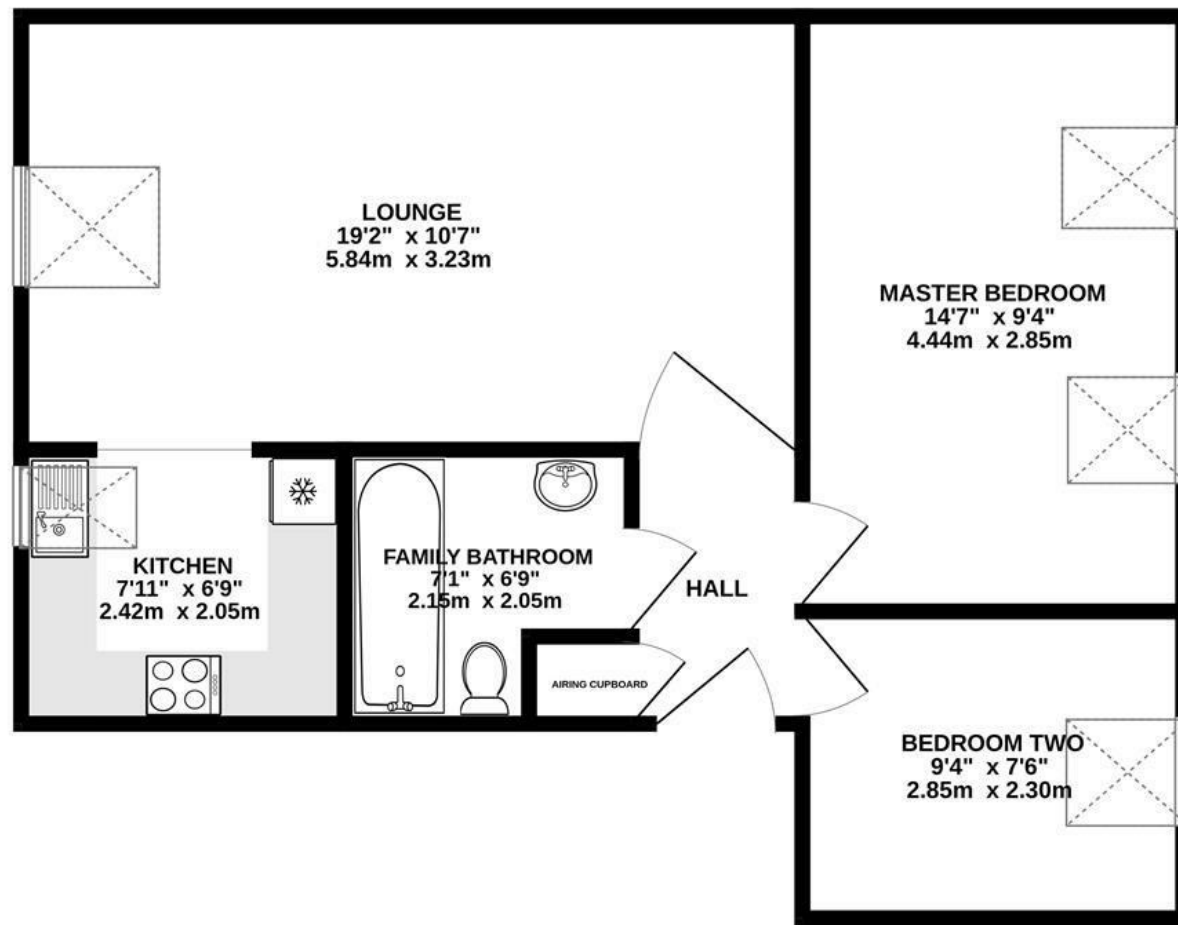
Externally, to the rear of the property is an allocated parking bay for one car. There is also ample visitor parking.







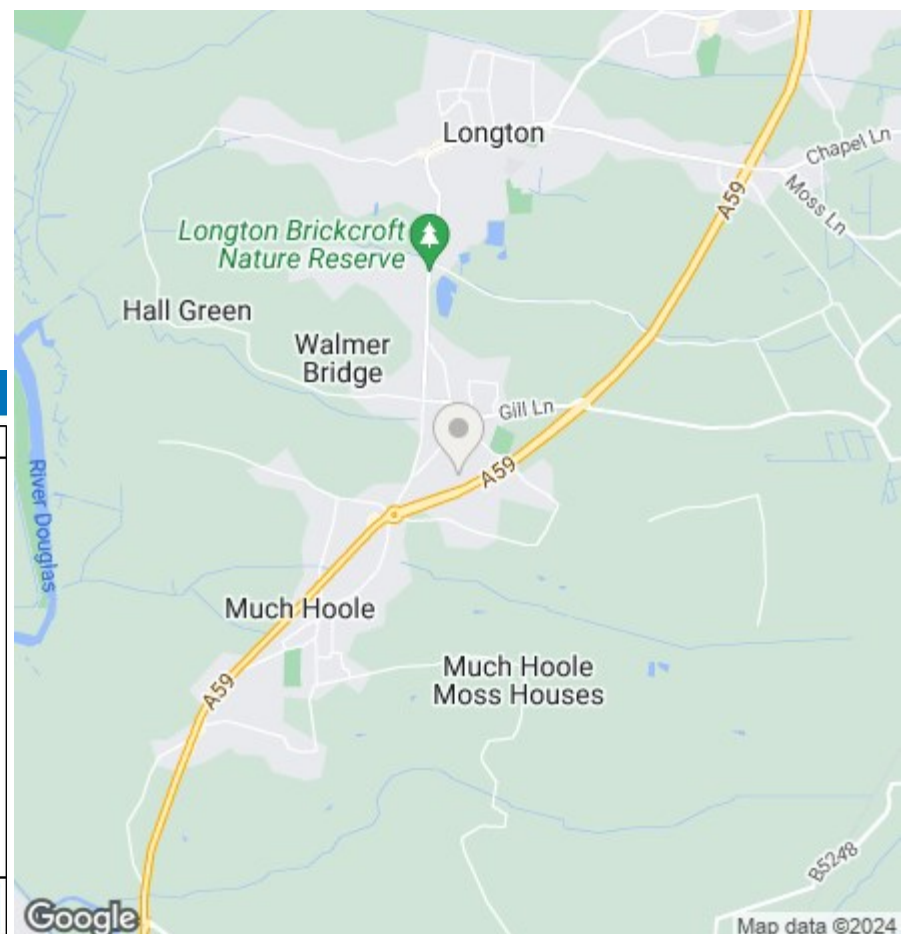
SECOND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 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			
(81-91) B			
(69-80) C			
(55-68) D		58	
(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		