



Liverpool Old Road, Walmer Bridge

£1,195

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom end-terrace house in the picturesque village of Warmer Bridge, available to let. This delightful property offers a comfortable living experience and is ideally located close to local amenities, providing convenient access to shops, schools, and leisure facilities. With excellent travel links nearby, including local bus routes and easy access to the M6 motorway, this home is perfect for commuters and families looking to enjoy village life with the benefits of being well-connected.

As you enter the property, you are greeted by a large, welcoming entrance hall that provides access to all the ground floor rooms. The spacious front lounge is a cozy retreat, featuring a classic fireplace and a large window that fills the room with natural light, creating a warm and inviting atmosphere. Continuing through the hallway, you'll find a convenient under-stairs storage cupboard, ideal for coats, shoes, and other essentials. Toward the rear of the home, the kitchen offers a practical space with freestanding appliances, including a electric oven, and fridge, perfect for preparing family meals. From the kitchen, a door leads to the outside covered area that provides access to outbuildings and the rear garden, enhancing the home's versatility and outdoor connectivity.

Moving up to the first floor, you'll discover a well-appointed shower room and a separate WC, catering to the needs of a busy household. The master bedroom is a spacious sanctuary, featuring a large window, built-in wardrobe for ample storage, and a charming fireplace, adding character and comfort. Bedroom two offers built-in storage space and a window, while bedroom three also benefits from a bright window, making all the bedrooms light and airy.

Externally, the property boasts a front garden with a well-maintained lawn and greenery, providing an attractive entrance. There is also a driveway that offers convenient off-road parking.

To the rear, a generous garden provides plenty of space for outdoor seating and activities, perfect for enjoying warm summer days. The property also features several outbuildings, including an old wash house, a garden store, and a large shed, offering ample storage and additional utility space.

This delightful home, with its blend of character, practicality, and excellent location, offers a fantastic opportunity for those looking to enjoy village living with the convenience of nearby amenities and transport links.







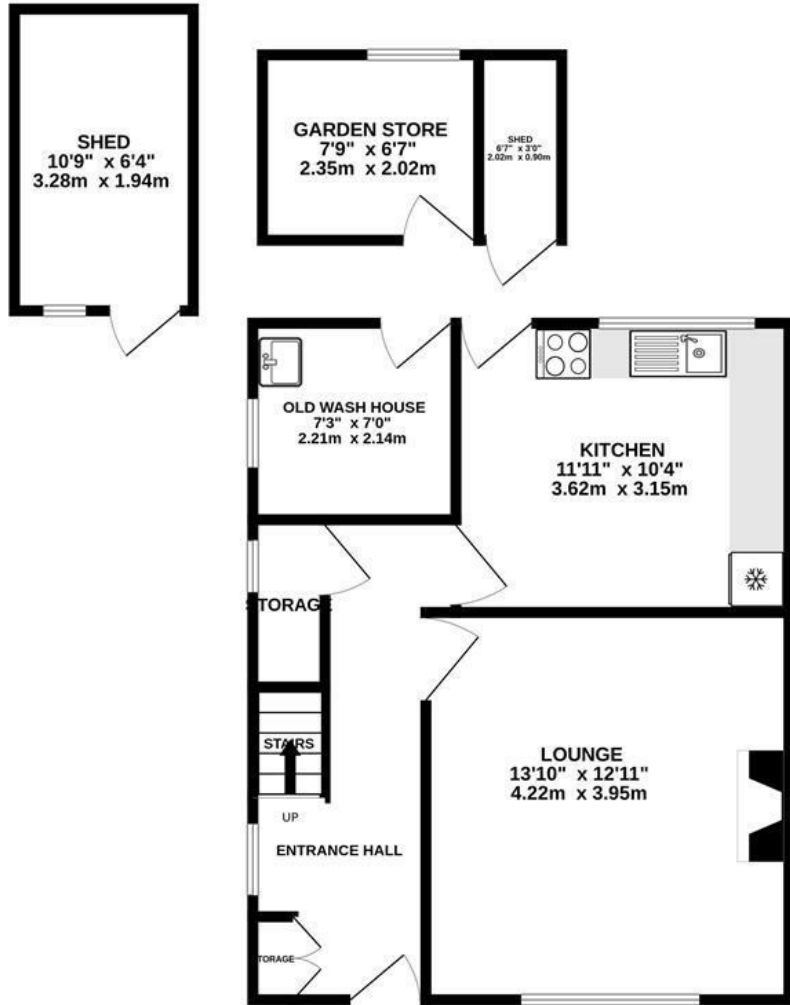




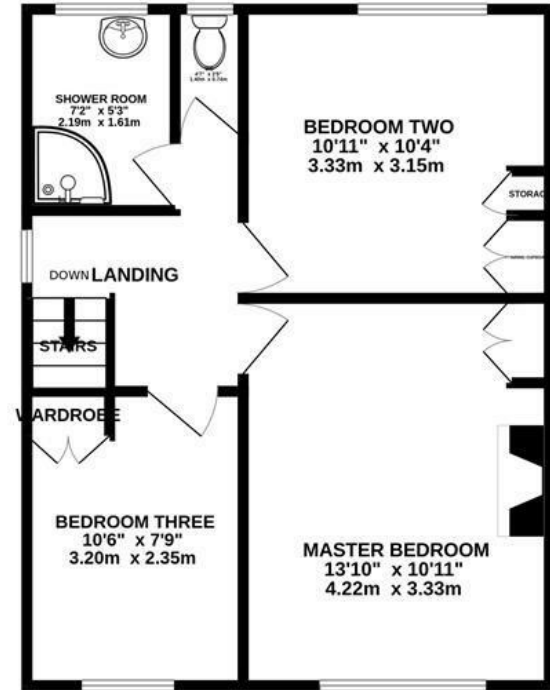


BEN ROSE

GROUND FLOOR
595 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.

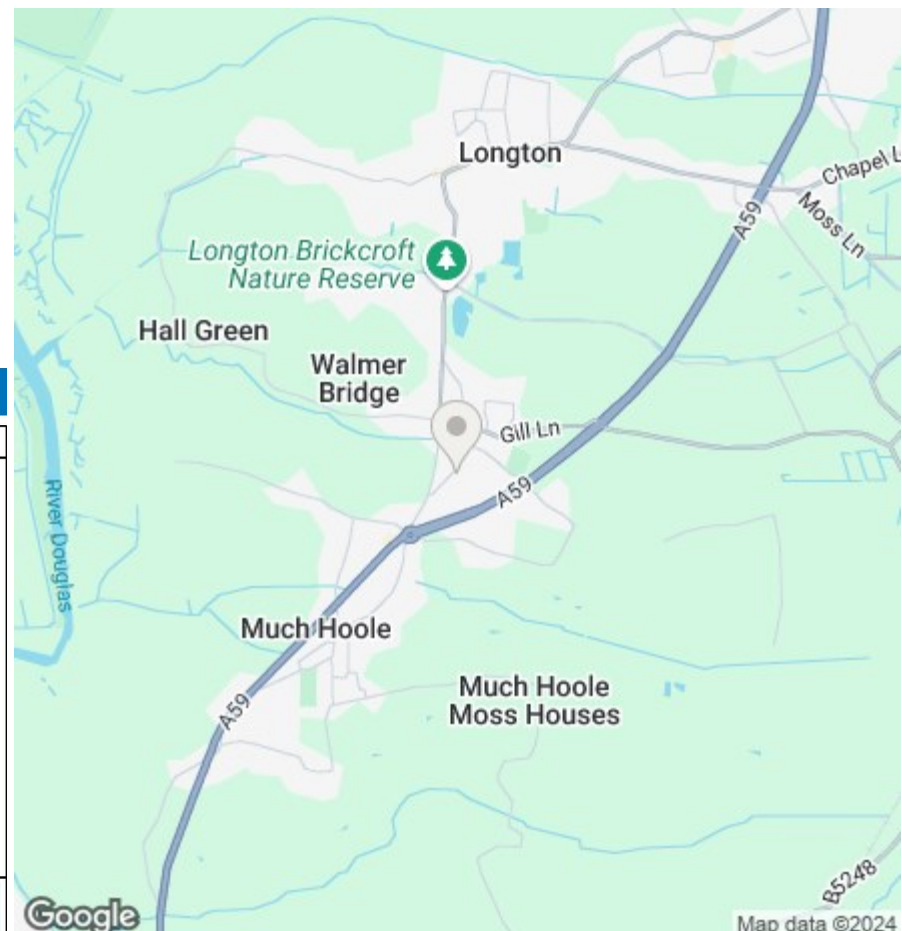


TOTAL FLOOR AREA : 1038 sq.ft. (96.5 sq.m.) approx.

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 | 72 | |
| (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 (CO₂) 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 | |