



**Liverpool Old Road, Walmer Bridge, Preston**

**£850 PCM**

Ben Rose Estate Agents are pleased to present to market this beautifully refurbished two-bedroom, first floor apartment to rent, offering modern and comfortable living throughout. Finished to a high standard with a fresh, neutral décor, this home is ready for immediate occupancy and perfectly suited to renters seeking a low-maintenance, move-in ready property. Ideally located in the heart of Longton, the apartment benefits from a wide range of nearby amenities including shops, supermarkets, cafés and local services, all within easy reach. Excellent travel links are close by, with regular bus routes running through the area, convenient access to Preston city centre, and nearby motorway connections such as the M6 and M65, making it ideal for commuters.

Upon entering the apartment, you are welcomed into a central hallway which provides access to all rooms. Straight ahead, you will find a well-proportioned kitchen, offering ample worktop and storage space, ideal for everyday cooking and dining. To the right, the spacious lounge is bright and airy, providing a comfortable setting for relaxing or entertaining. Just off the lounge is a modern bathroom, finished in keeping with the rest of the refurbishment. The apartment also benefits from a useful walk-in storage cupboard located conveniently near the entrance, perfect for keeping the space clutter-free.


Continuing through the property, there are two generously sized double bedrooms positioned to the right of the entrance hall, both offering plenty of space for furnishings and enjoying the same fresh, neutral finish found throughout the home. The apartment also benefits from a noise certificate, providing added reassurance and comfort by minimising sound from the pub below, ensuring a peaceful living environment.







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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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