



## Dob Lane, Walmer Bridge, PR4 5QL

Offers in the Region of **£220,000**

Flexible Accomodation | 100 foot South Facing garden

Occupying an elevated position on Dob Lane, this extended semi-detached home offers a versatile and well-thought-out layout, ideal for modern family living or those working from home.

The ground floor provides a spacious lounge to the front, alongside a second reception room that could also serve as a third bedroom, playroom, or home office. These two rooms offer excellent potential to be knocked through, should a more open-plan layout be desired.

A previous downstairs bedroom has been reconfigured to allow for the staircase to the first floor, cleverly creating an additional study or work-from-home space – perfect for a desk or quiet working area. Completing the ground floor is a good-sized family shower room, providing the convenience of a downstairs WC and ensuring no morning bathroom queues. The sleek, modern kitchen sits to the rear, offering practical and stylish day-to-day living.

Upstairs, the property continues to impress with two generous double bedrooms, both positioned to the rear and enjoying exceptional views across the south / south-west facing garden. A family bathroom serves the first floor, along with an additional area that has been thoughtfully utilised as a home office space – ideal for those needing dedicated working zones.

The home benefits from double glazing throughout and a recently fitted Worcester Bosch combination boiler, providing efficient heating and hot water.

#### **OUTSIDE**

The rear garden is a true highlight, extending to approximately 100 feet and enjoying a sunny south / south-west facing orientation. The garden is mainly laid to lawn, offering ample space for children to play, outdoor entertaining, and relaxation. Within the garden sits a detached garage and a garden tool shed, while still leaving plenty of room to kick a ball around or enjoy the sunshine.

A gated driveway provides off-road parking for two vehicles and is securely separated from the rear garden, ensuring a high degree of privacy. The front garden is designed for low maintenance, complementing the overall ease of living this home offers.

#### **LOCATION**

This property enjoys a prime position in Walmer Bridge, a thriving village with a strong sense of community.

Local amenities are within easy walking distance, including the Post Office, Spar supermarket, hairdressers, and everyday shops. Families are particularly well catered for, with the property sitting within the catchment area for Ofsted-rated Outstanding primary and secondary schools, and the nearest primary school just a short walk away.

A recreational park is only a minute's stroll from the home, while the village hall hosts regular community events. Several public houses are nearby, offering welcoming places to relax and socialise.

The adjoining village of Longton provides further amenities, including Booths supermarket, cafés, bars, independent shops, and the beautiful Longton Nature Reserve, ideal for countryside walks. Excellent bus routes link to Preston and Southport, while motorway connections ensure easy access across the region.





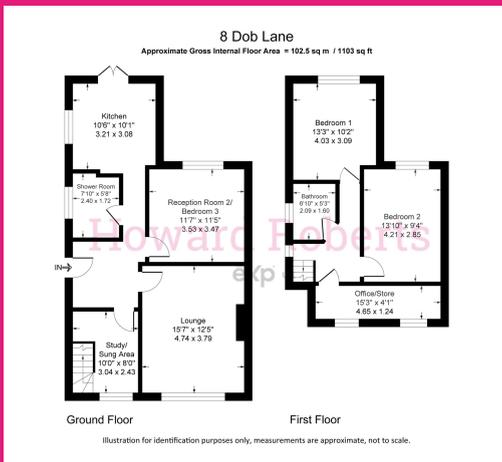
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