



14 Church Walk, Wesham, Preston, PR4 3DT
Offers in excess of £220,000

The Property Perspective

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PROPERTY
PERSPECTIVE

This attractive three-bedroom semi-detached home is offered in excellent condition and is ideal for family living. Located centrally within Wesham, it benefits from immediate access to a range of local shops and amenities, is within easy reach of highly regarded schools, and enjoys superb transport connections to Preston, Blackpool, and Lytham St Annes.

The accommodation includes a spacious lounge and a modern open-plan kitchen with dining area on the ground floor, while upstairs offers three generously sized bedrooms and a contemporary family bathroom.

Outside, the property provides a driveway with a car port, allowing parking for multiple vehicles, along with a substantial rear garden and a detached garage for additional storage. The home has also recently undergone a full electrical rewire, adding further peace of mind.

Front

Driveway and car port.

GROUND FLOOR

Porch 3'4" x 8'7" (1.02m x 2.62m)

A generously sized entrance porch offering practical space for coats and footwear.

Hallway 11'2" x 6'5" (3.42m x 1.98m)

A bright and welcoming hallway providing access to the main living areas and staircase to the upper floor.

Living Room 13'9" x 11'9" (4.21m x 3.59m)

A well-sized reception room positioned at the front of the property, ideal for relaxing.

Kitchen/Diner 9'1" x 18'6" (2.79m x 5.66m)

A stylish and contemporary kitchen featuring a range of fitted wall and base units, along with integrated appliances including a dishwasher, electric oven, and hob with extractor above, opening into a dining space.

FIRST FLOOR

Bedroom 12'9" x 10'6" (3.91m x 3.22m)

A comfortable double bedroom located to the front aspect.

Bedroom 10'7" x 9'3" (3.24m x 2.83m)

A well-proportioned rear-facing bedroom featuring attractive fitted wardrobes for enhanced storage.

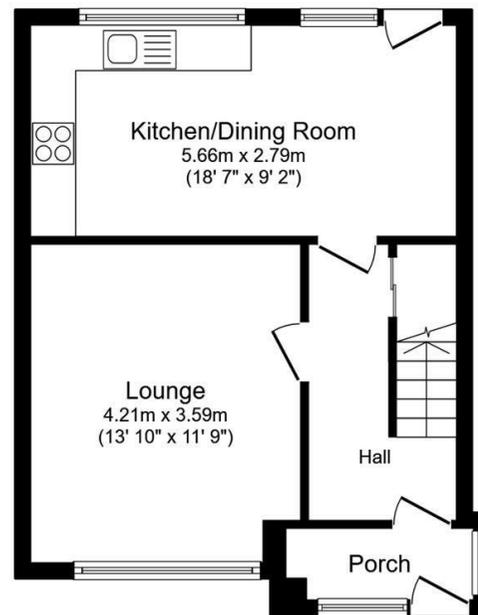
Bedroom 6'10" x 7'9" (2.10m x 2.37m)

Bathroom 5'5" x 8'11" (1.67m x 2.73m)

A modern bathroom fitted with a three-piece suite including a bath with overhead shower, wash basin, and WC.

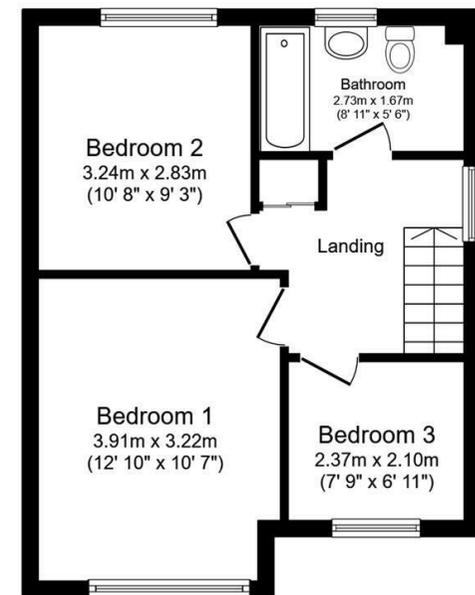
Rear Garden

Notably spacious garden along with a single garage, ideal for storage or additional use.



Ground Floor

Floor area 41.5 sq.m. (447 sq.ft.)



First Floor

Floor area 39.3 sq.m. (424 sq.ft.)

Total floor area: 80.9 sq.m. (870 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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