



**5, RAILWAY TERRACE
WESHAM, PRESTON, PR4 3AH**

**£149,950
FREEHOLD**

Marie Holmes Estate Agents are delighted to bring to the market this beautifully presented three-bedroom family home, ideally located on Railway Terrace in the heart of Wesham. This convenient and central location is within easy walking distance of highly regarded primary schools, local shops, everyday amenities and excellent transport links. Offered to the market with no onward chain, the property has benefited from a number of recent upgrades including a newly fitted kitchen, new front door, new front windows, new garage door and a recently installed boiler. Properties in such a central location rarely offer the additional advantage of both a garage and driveway parking, making this an opportunity not to be missed. Externally, the property features a walled front garden with driveway parking leading to the garage. To the rear there is a generous enclosed south-facing garden, mainly laid to lawn with a paved patio area, ideal for outdoor seating and entertaining. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.



• Superb Three Bedroom Family Home • Spacious Reception Room • Modern Recently Fitted Kitchen • Modern Family Bathroom • Well Presented Throughout • Amenities and Shops Nearby • Close To A Range Of Desirable Schools • Front Walled & Rear South Facing Gardens • Driveway & Integral Garage • Offered with No Onward Chain

Entrance Hallway

2'9" x 12' (0.84 x 3.66)

Entrance hallway with composite front door, access to the ground floor accommodation, stairs to the first floor accommodation, radiator and carpeted flooring.

Lounge

10'10" x 18'11" (3.3 x 5.77)

Spacious lounge diner with UPVc double glazed window and UPVc patio doors to the rear leading out onto the garden, electric fire, radiator and carpeted flooring.

Kitchen

9'4" x 6'12" (2.84 x 2.13)

Modern kitchen with UPVc double glazed window to the front. Featuring a range of white gloss wall and base units with black worktops and subway style tiled splash backs. Incorporating appliances including integrated oven, four ring hob with overhead extractor, space for washing machine, space for fridge freezer, stainless steel sink and drainer. Radiator and wood effect flooring.

First Floor

Landing

12'10" x 6'2" (3.91 x 1.88)

Landing accessing the first floor accommodation with carpeted flooring.

Bedroom One

12'5" x 9'11" (3.78 x 3.02)

Main bedroom with UPVc double glazed window to the front, fitted wardrobes, radiator and carpeted flooring,

Bedroom Two

11'4" x 10'10" (3.45 x 3.3)

Second bedroom with UPVc double glazed window to the rear, radiator and carpeted flooring.

Bedroom Three

7'8" x 8'7" (2.34 x 2.62)

Third bedroom with UPVc double glazed window to the rear, radiator and carpeted flooring.

Bathroom

9'5" x 8'10" (2.87 x 2.69)

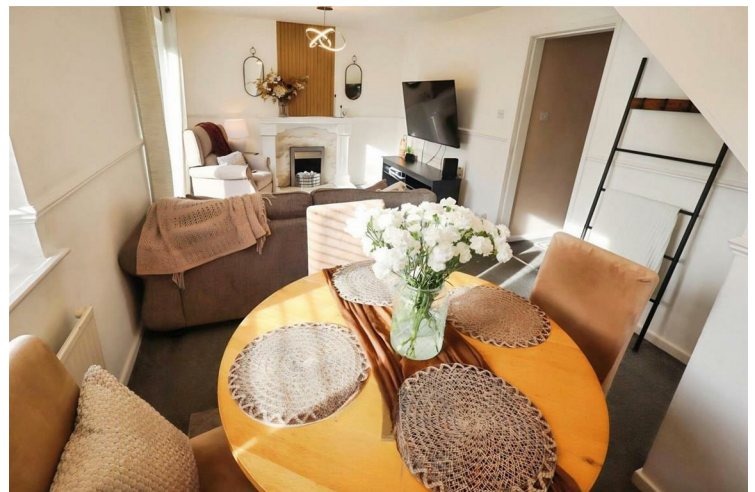
Modern family bathroom with UPVC double glazed frosted window to the front. Featuring a three piece bathroom suite comprising of WC, wash hand basin and bath with over head shower unit. Part tiled elevations, built in storage, radiator and wood effect vinyl flooring.

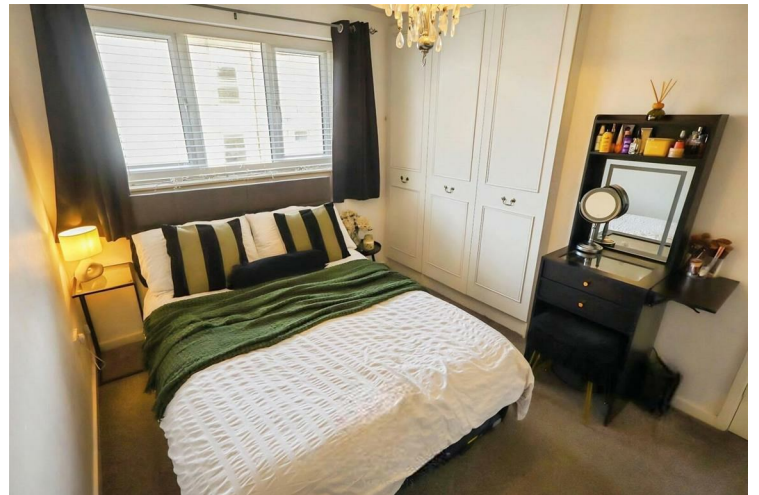
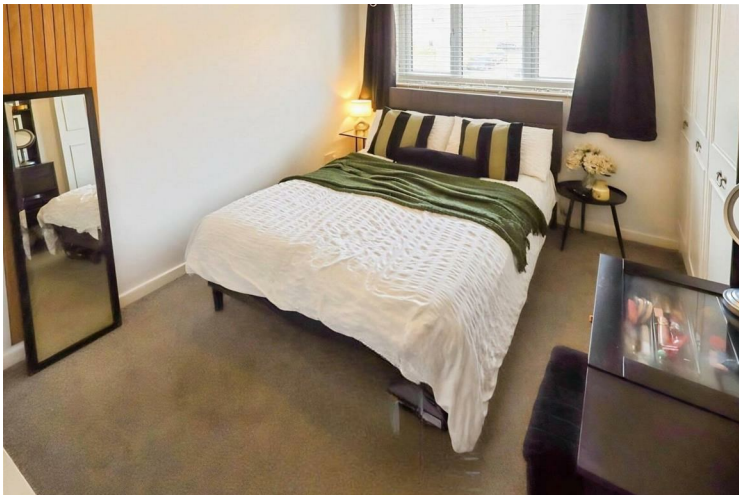
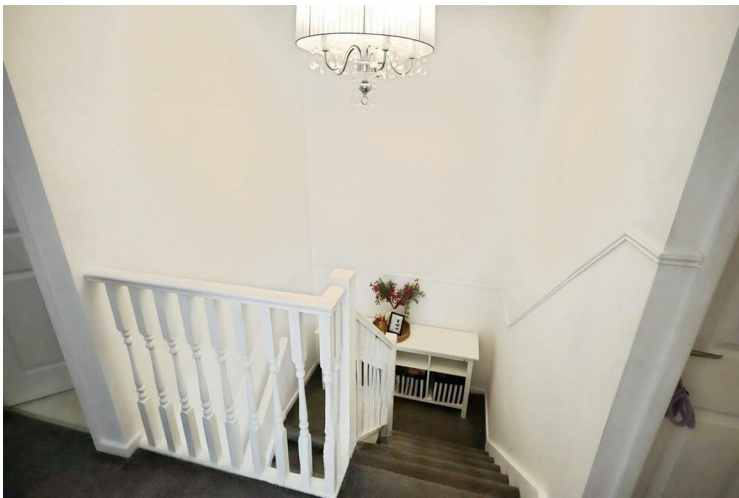
External

Externally the property benefits from a walled front garden with driveway parking leading to the garage. To the rear is a good sized, enclosed, South facing garden with lawn and paved patio area.

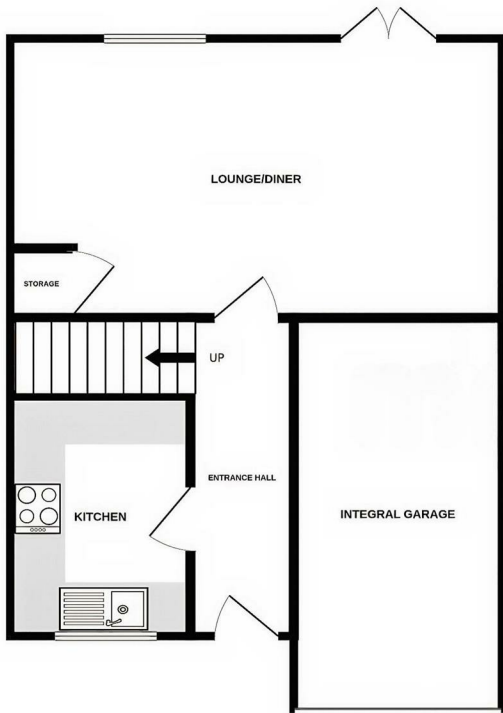
Garage

Integral garage with new up and over door, power and lighting.

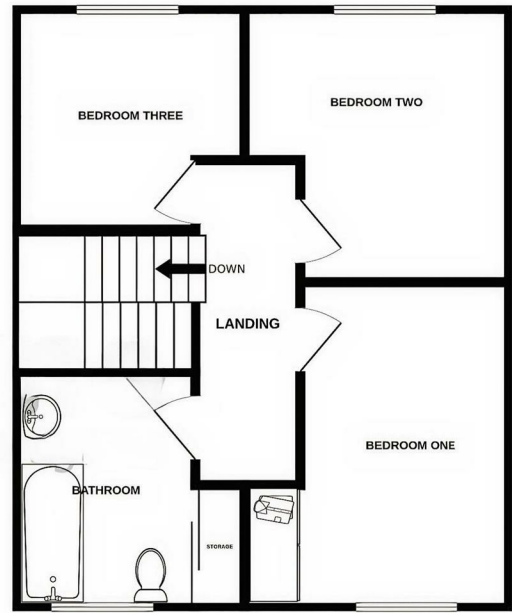




GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Marie Holmes Estate Agents
36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 ODQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

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