



31 Liverpool Old Road, Walmer Bridge
Preston

Offers Over **£475,000**



31 Liverpool Old Road

Walmer Bridge, Preston

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 4 Bedroom Detached home
- 1/3 Acre Plot
- Modern Open Plan Kitchen Dining Area
- Detached Double Garage
- Driveway For Several Cars
- Desirable location
- Accessible Living Accommodation
- Buyer Information Pack Including Searches Available

Hallway

Understairs storage

Extended Kitchen / Living Area

Excellent range of eye and low level units. Integrated appliances include Miele Dishwasher, and microwave oven. Space for Rangemaster cooker and American style fridge Freezer. Large island breakfast bar. Open to dining/living area. Quartz worktops. French doors to rear. Door to side. Window to side.

Lounge

Extended Lounge with electric fire. Window to front and side.

Utility Room

Good range of eye and low level units. 1 1/2 stainless steel sink. Plumbed for washing machine. Tiled floor. Window to side

Ground Floor Bedroom

Fitted wardrobe, French doors to rear.

En-suite

Three piece suite incorporating; Wet room style Electric shower, Wc, Vanity wash hand basin. Fully tiled walls.

Ground Floor Bedroom

Fitted wardrobes. Window to front.

Ground Floor Bathroom

Three piece suite incorporating; Tiled bath with mains shower over, Wc and vanity wash hand basin. Fully tiled walls. Tiled floor.





Landing

Bedroom

Storage into the eaves. Window to rear.

Dressing Room

Dressing Room with window to side.

En-suite

Three piece suite incorporating; Wet room style Shower, Wc and vanity wash hand basin. Feature heated towel rail. Window to rear.

Office

Window to rear.

GARDEN

Summer House with power and lighting. Green house. Tool Shed.
Fruit trees.

DOUBLE GARAGE

2 Parking Spaces

Detached double garage with power.

DRIVEWAY

6 Parking Spaces





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2162 ft²

200.5 m²

Reduced headroom

40 ft²

3.7 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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