



Jubilee Road, Walmer Bridge, Preston

Offers Over £274,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached family home, occupying a peaceful position at the end of a quiet cul-de-sac in the popular village of Walmer Bridge. Offering a spacious and versatile layout, the property combines contemporary interiors with generous living accommodation, a private rear garden and excellent off-road parking, making it an ideal choice for growing families. Walmer Bridge provides a convenient balance between village living and easy access to a wider range of amenities, with local shops, schools, everyday facilities and nearby Longton all within easy reach. The larger town of Leyland and city of Preston are also readily accessible, whilst excellent road links provide convenient connections towards the M6 and M65 motorway networks. Nearby railway stations including Croston and Preston provide further options for commuters, with Preston offering regular services towards Manchester, Liverpool and other major destinations. The surrounding Lancashire countryside also provides plenty of opportunities for outdoor recreation, making this an appealing setting for family life.

Entering the property, the welcoming entrance hall provides access to all principal ground floor rooms, alongside the convenience of a handy ground floor WC. To the front is the modern and well equipped kitchen, fitted with multiple integrated appliances and offering an excellent amount of cupboard and worktop space, making it both practical and stylish for everyday family life. Continuing through the home, you are greeted by the impressive open-plan lounge and dining room, undoubtedly the heart of the property. This expansive space is flooded with natural light courtesy of the large double doors overlooking the rear garden, whilst also incorporating the staircase to the first floor and useful additional storage. There is ample room for a generous family dining table alongside substantial seating, creating a fantastic environment for both relaxed evenings and entertaining guests.

Heading upstairs, the landing provides access to all three bedrooms and the family bathroom. The master bedroom is a generous and comfortable double, further benefiting from its own shower en suite, providing a private and convenient addition. The second bedroom is also a well-proportioned double, offering excellent space for family members or guests, whilst the third bedroom provides a versatile additional room ideally suited to a child's bedroom, nursery or home office for those working from home. Completing the first floor is the three-piece family bathroom, conveniently positioned to serve the remaining bedrooms.

Externally, the property occupies a particularly desirable position at the end of a cul-de-sac, offering a peaceful setting with the added benefit of not being directly overlooked. To the front, a driveway comfortably accommodates multiple vehicles and leads directly to the garage, whilst a small lawn and mature bush add to the attractive frontage. To the rear is a generously sized and thoughtfully arranged garden, predominantly comprising a large pebbled area alongside a raised decking space, providing an excellent combination of practical outdoor space, room for children to play and ample opportunity for outdoor seating and entertaining. Beyond the rear fence, mature trees and established bushes create a pleasant natural backdrop and further enhance the privacy of the garden. Overall, this is a fantastic family home offering generous and well-balanced accommodation, modern finishes, excellent parking and a private garden, all set within a peaceful cul-de-sac in the highly convenient Walmer Bridge area.















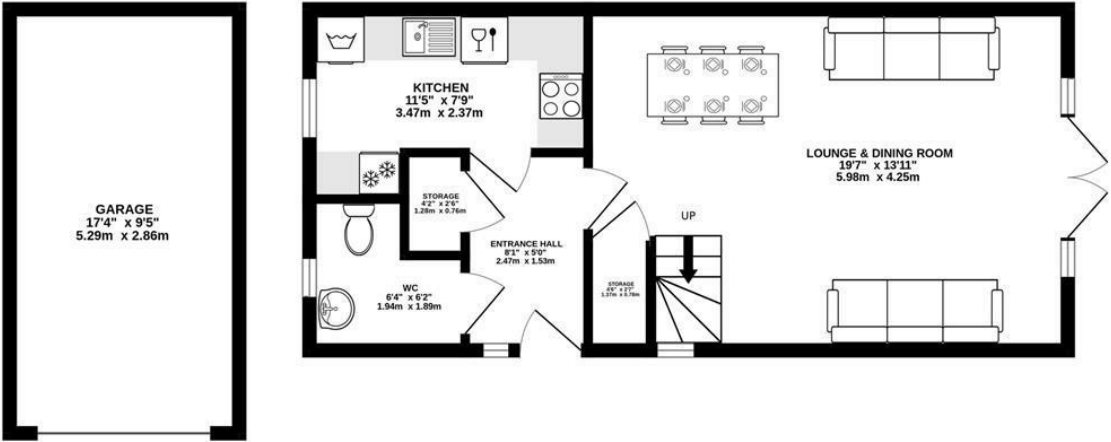




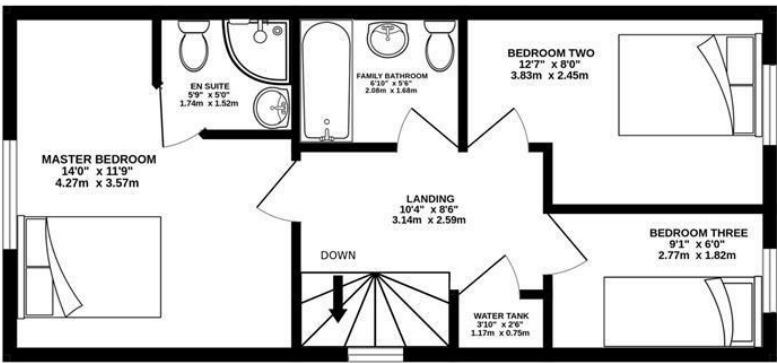


BEN ROSE

GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

