

**Liverpool Road,  
Walmer Bridge**

  
**SMART MOVE**



Asking Price **£260,000**



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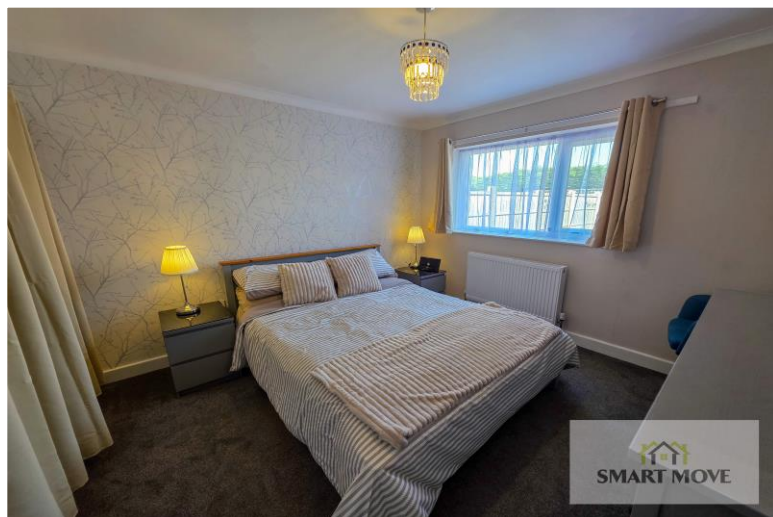


Smart Move are delighted to present For Sale this recently modernised and well presented semi detached home. Originally intended three bedrooms, though now utilised as two, this amazing home has undergone several upgraded by the current owners, such as new UPVC double glazing, full new gas central heating system and boiler, as well as a re-wire, all done around 2 1/2 years ago, making this home ready for the new owners to move straight in to.

The internal layout of the property in brief includes: L-shaped entrance hall with stairs leading to the first floor, main lounge which has a open plan arch to the dining room, three piece ground floor bathroom, bedroom one is also located on the ground floor, separate newly fitted kitchen with induction hob and a external door leading out to the rear garden, spacious landing to the first floor with a door leading to the second bedroom, as well as access to a useful under eaves storage area. NB: The dining room could also be used as a third bedroom, if the open arch to the lounge was blocked up, as the dining room already has its own door to the hallway. There is also potential to extend the property, either to the rear or by extending the dormers on the first floor (subject to planning permission.)

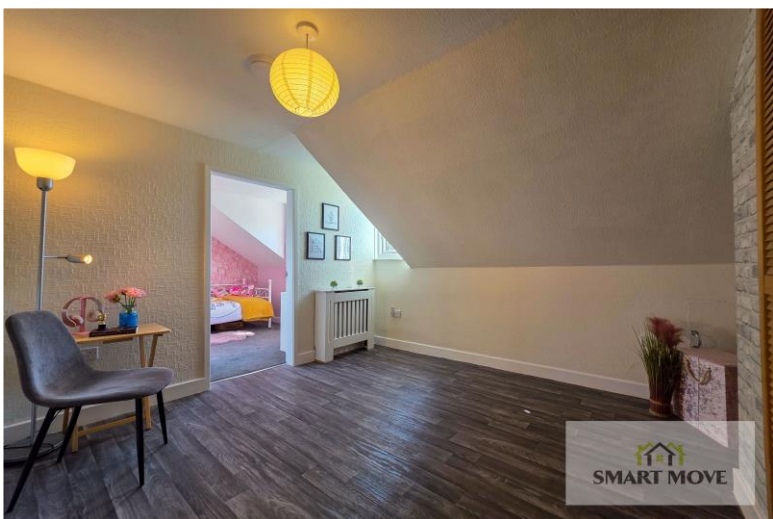
This amazing home offers deceptively generous outdoor space, as there is a lawned front garden, low maintenance rear garden, as well as a further lawned garden over the other side of the road to the front, giving the new owners ample outdoor space to make their own. The rear garden boasts a paved patio area, artificial turfed garden and a fenced perimeter, whilst to the front there is the lanwed front garden, as well as the further mature lawned garden area opposite the house. Ample off road parking is available on the driveway, which leads down the right-hand side of the property to the car port and detached single garage situated to the rear. The garage has light and power and is accessed through a up-and-over front door.

About the Local Area: This move-in-ready home is set back off the main road, in a semi-rural location and close to local amenities. The property is also located not far from Longton village and the Longton Brickcroft Nature Reserve, making a range of amenities including shops, restaurants, schools, and public houses, as well as local walks, all not far away. For commuting to Preston, Southport, Leyland and Ormskirk, all of these towns are within easy reach thanks to the A59 which runs alongside Walmer Bridge, making access to these areas quite easy.



- \* Semi Detached Dormer Style Property
- \* Rewired & New Central Heating System Around 2 1/2 Years Ago
- \* Potential for Extension (STPP)
- \* Open Plan Lounge & Dining Room + Separate Kitchen
- \* Freehold & Council Tax Band C

- \* Set-Back Location with Gardens to Front & Rear
- \* UPVC Double Glazing Updated around 2 1/2 Years Ago
- \* Currently Two Bedrooms (Could Potentially be used as Three)
- \* Driveway, Car Port & Detached Garage
- \* EPC Rating E (Rated Prior to Modernisation)



GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1011 sq.ft. (94.0 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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**PRS** Property Redress Scheme

**Smart Move – Tarleton**  
**226a Hesketh Lane,**  
**Tarleton, Preston, PR4 6AT**



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.