



**20 Liverpool Old Road, Walmer Bridge**

Preston

Guide Price **£200,000**





## 20 Liverpool Old Road

Walmer Bridge, Preston

Are you looking for a home that you can put your own stamp on? If so this two bedroom 1920's semi detached property in Walmer Bridge in need of a full renovation with potential to extend or reconfigure the home to make it three bedrooms or possibly even bigger could be ideal.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Ideal First Home Or Investment Property
- 1920s Semi Detached
- Full Renovation Required
- Two Bedrooms
- Fabulous Plot
- Garage/Workshop
- Three Reception Rooms
- Viewing Advised



### Entrance Hallway

### Lounge

Electric fire set in feature surround, window to front, under stairs storage, open to dining room.

### Dining Room

Open from lounge, window to rear.

### Kitchen

Range of eye and low level units with stainless steel sink, space for freestanding oven, plumbed for washing machine, window and door to side, Velux window, pantry cupboard.

### Sun Room

Window to rear overlooking garden.

### Rear Porch

Laminate floor.

### First Floor Landing

### Bedroom One

Fitted wardrobes, window to front, walk in closet with window to front.

### Bedroom Two

Fitted wardrobes, window to rear.

### Bathroom

Four piece suite comprising of: panelled bath, shower cubicle, pedestal wash hand basin and low level WC. Window to rear, loft access.





## GARDEN

Mainly lawned rear garden.

## GARAGE

Single Garage

Garage used as workshop with outside WC.

## OFF STREET

3 Parking Spaces

Driveway parking to the side and front of the property.











Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1001.06 ft<sup>2</sup>  
93 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

## Ready to make your next move? Let us help you find your dream home.

With over 20 years' experience in the North West property market we know what it takes to match buyers with sellers. After all, that's why this brochure is now in your hands!

We are streets ahead of our competitors because we know what it takes to make your move smooth, stress free and profitable.

### Looking to list your property?

Thanks to our unique selling models and team of dedicated MovingWorks Property Partners, we combine a forward-thinking and technology-driven approach with a genuinely personal touch.

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### Introducing MWConcierge

Helping you take the time and stress out of mortgages, conveyancing, removals and more.

We understand that no matter how experienced you are at buying and selling properties, the to-do list can often be daunting at the start of any move. Let us take the hassle out of many of those challenging tasks and make your move that little bit smoother with MWConcierge.

### Our awards and accreditations

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