



14 Church Walk, Wesham
Preston

Offers Over £230,000

14 Church Walk

Wesham, Preston

This beautifully presented three-bedroom semi-detached house is ideally situated in the heart of Wesham, offering convenient access to local amenities, transport links, and excellent schools. The property welcomes you with an entrance vestibule leading to a bright hallway, which provides access to the spacious lounge and a modern kitchen/dining room. The kitchen is equipped with integrated appliances, including a dishwasher and electric oven, making it perfect for family living and entertaining. Upstairs, the landing leads to a generous master bedroom, two additional bedrooms (both featuring built-in wardrobes), and a contemporary family bathroom. The property also benefits from a boarded loft with a pull-down ladder, offering valuable additional storage space. This turn-key home is offered freehold and has the added advantage of no overlooking properties to the rear, ensuring privacy and tranquillity.

The outside space is equally impressive, featuring a spacious east-facing rear garden that captures the morning sun and provides ample space for relaxation, play, or outdoor dining. The garden is complemented by a detached garage, ideal for secure storage or as a workshop, and a car port/driveway offering off-street parking for multiple vehicles. Mature shrubs and fencing create a sense of seclusion, while the layout of the garden allows for easy maintenance and versatility for future landscaping projects. The property's location ensures that you are within walking distance of parks and green spaces, making it an excellent choice for families or anyone seeking a peaceful yet well-connected place to call home.

Council Tax band: C

Tenure: Freehold

- 3 Bedroom Semi Detached House in the Heart of Wesham close to local amenities, transport links and schools
- Entrance Vestibule leads into the Hallway, Lounge and the Kitchen/Dining Room and then onto the East Facing Spacious Rear Garden
- Landing Leads to the Master Bedroom, 2 Additional Bedrooms and the Family Bathroom
- Large East Facing Garden with a Garage
- Car Port/Driveway for Off Street Parking





Entrance Vestibule

3' 4" x 8' 7" (1.02m x 2.62m)

Hallway

11' 3" x 6' 6" (3.42m x 1.98m)

Lounge

13' 10" x 11' 9" (4.21m x 3.59m)

Kitchen/Dining Room

9' 2" x 18' 7" (2.79m x 5.66m)

Landing

8' 0" x 8' 11" (2.45m x 2.71m)

Bedroom 1

12' 10" x 10' 7" (3.91m x 3.22m)

Bedroom 2

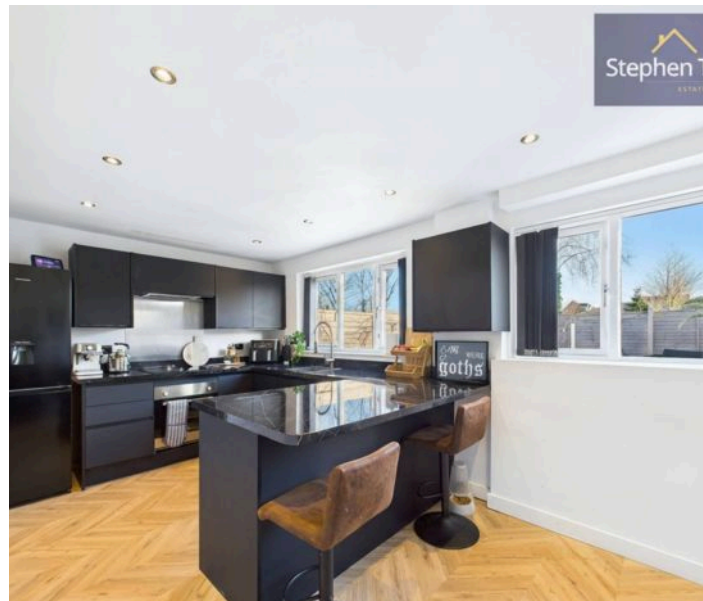
10' 8" x 9' 3" (3.24m x 2.83m)

Bedroom 3

6' 11" x 7' 9" (2.10m x 2.37m)

Bathroom

5' 6" x 8' 11" (1.67m x 2.73m)





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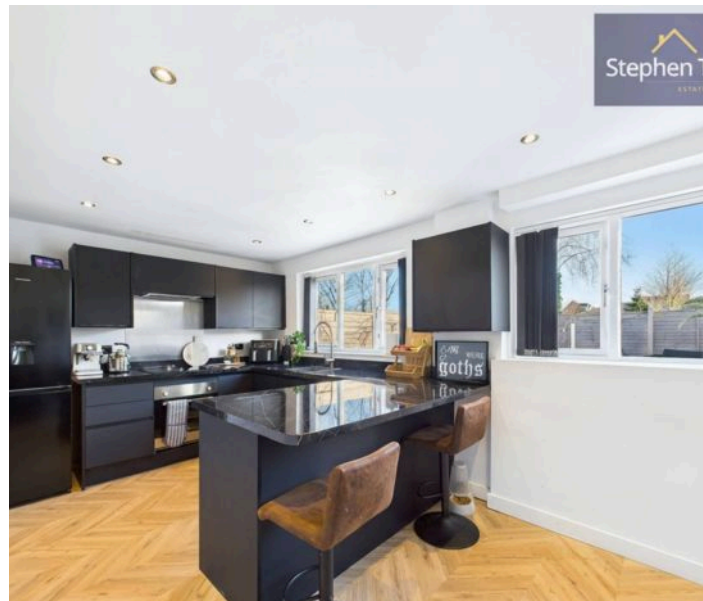
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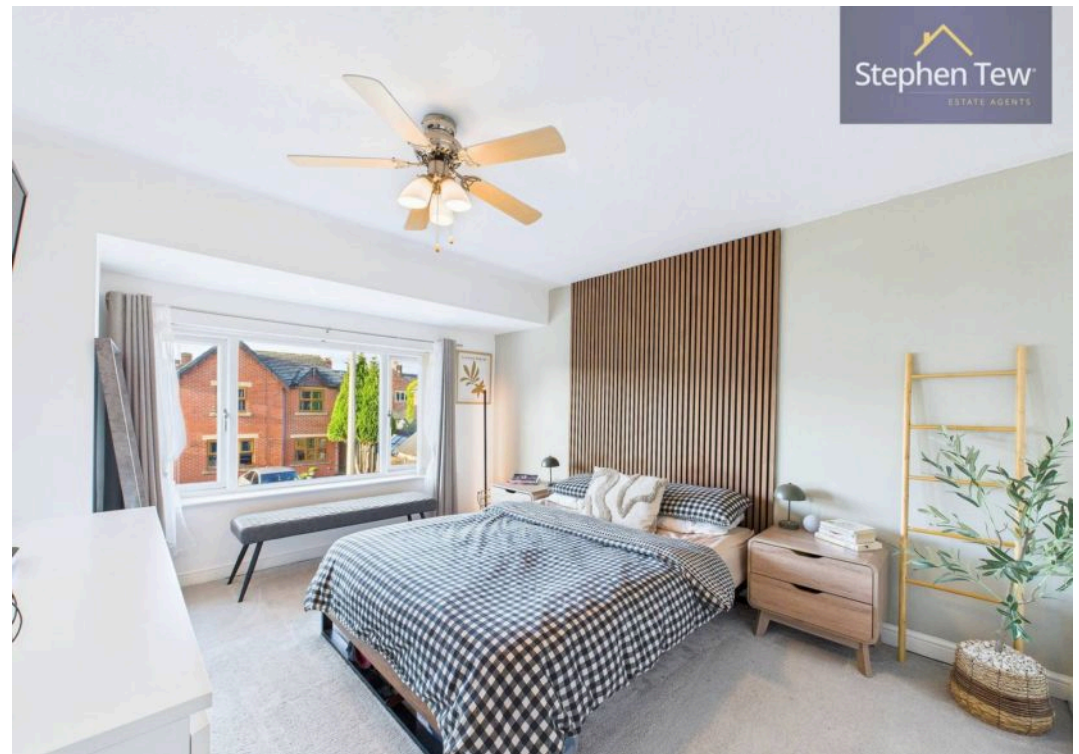
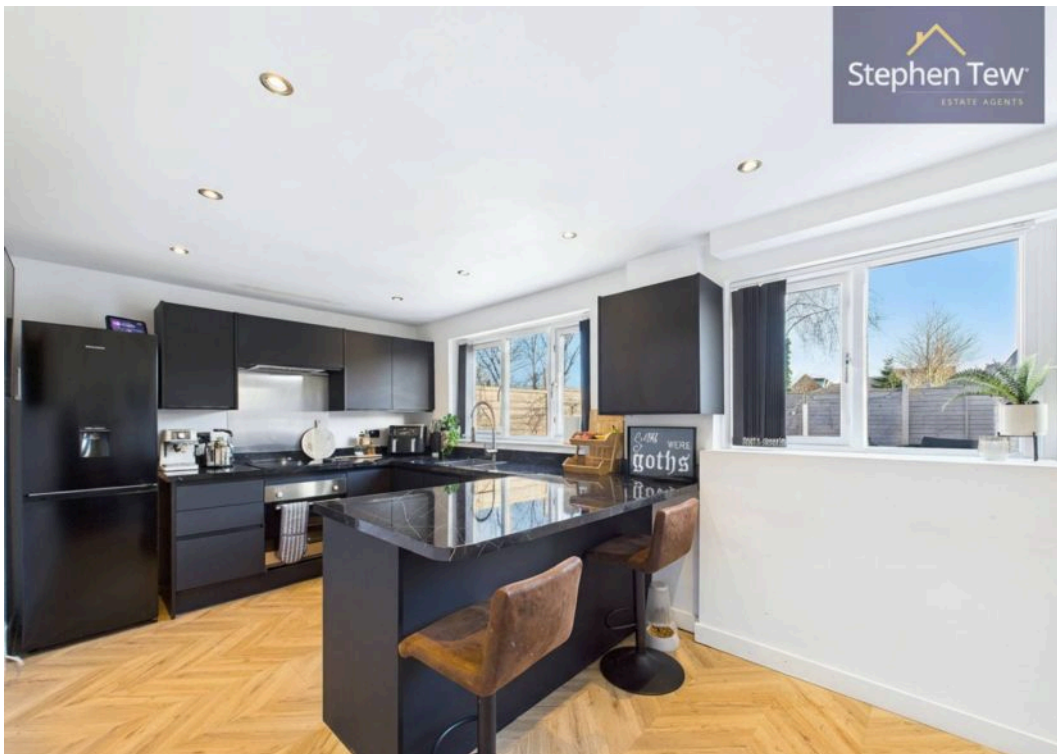
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Stephen Tew
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GARDEN

CAR PORT

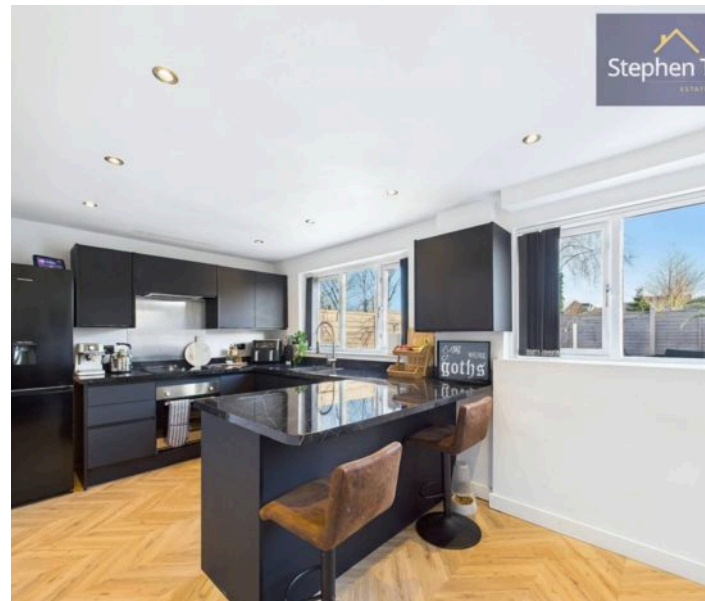
1 Parking Space

OFF STREET

1 Parking Space



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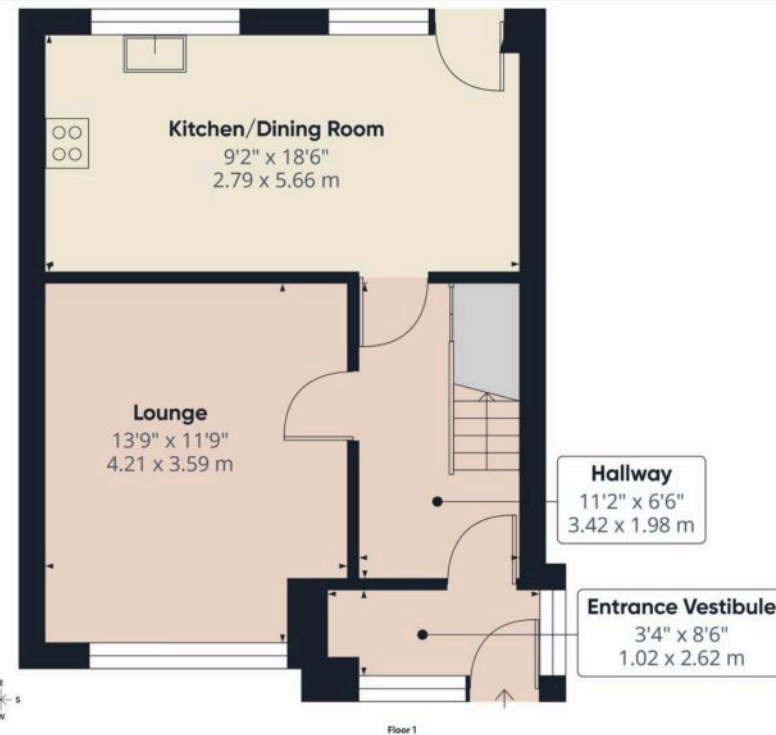
Approximate total area⁽¹⁾
812 ft²
75.6 m²



(1) Excluding balconies and terraces

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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Approximate total area⁽¹⁾
430 ft²
40 m²

(1) Excluding balconies and terraces

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