



**LAWRENCE ROONEY**  
ESTATE AGENTS

35 Liverpool Old Road, Walmer  
Bridge, Preston, Lancashire PR4

£280,000

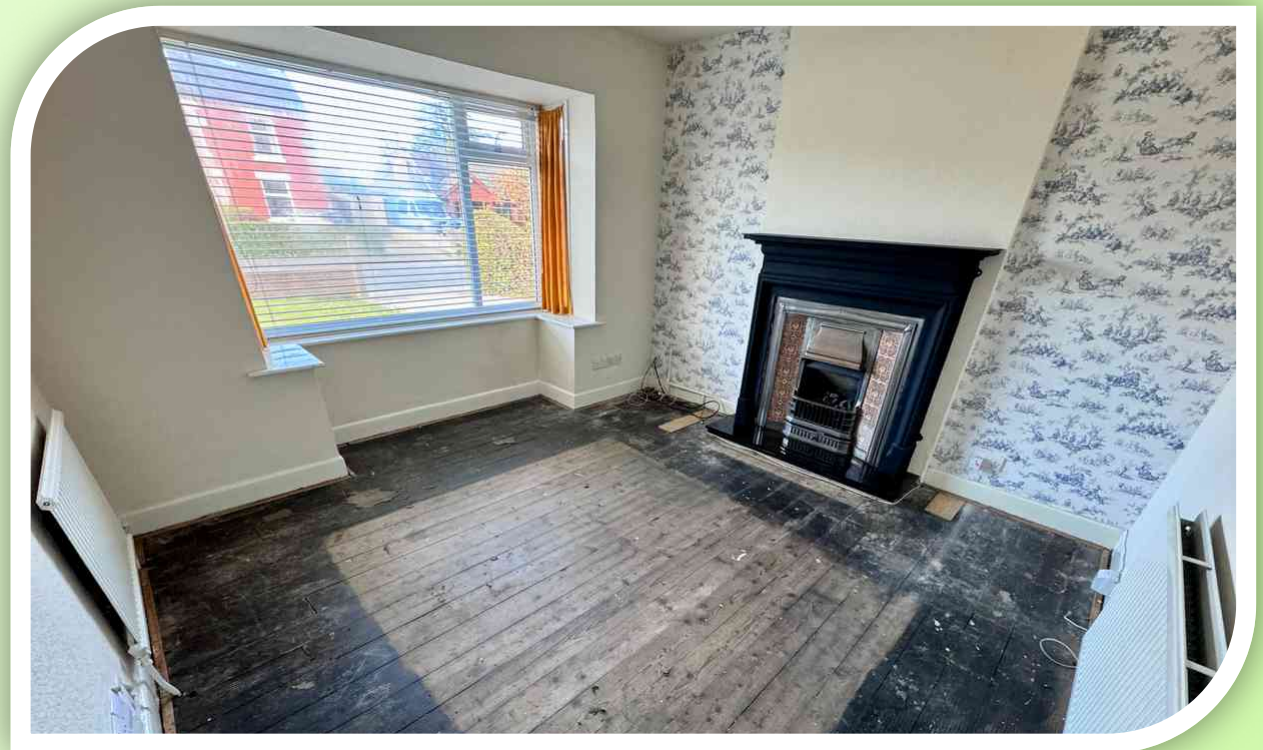


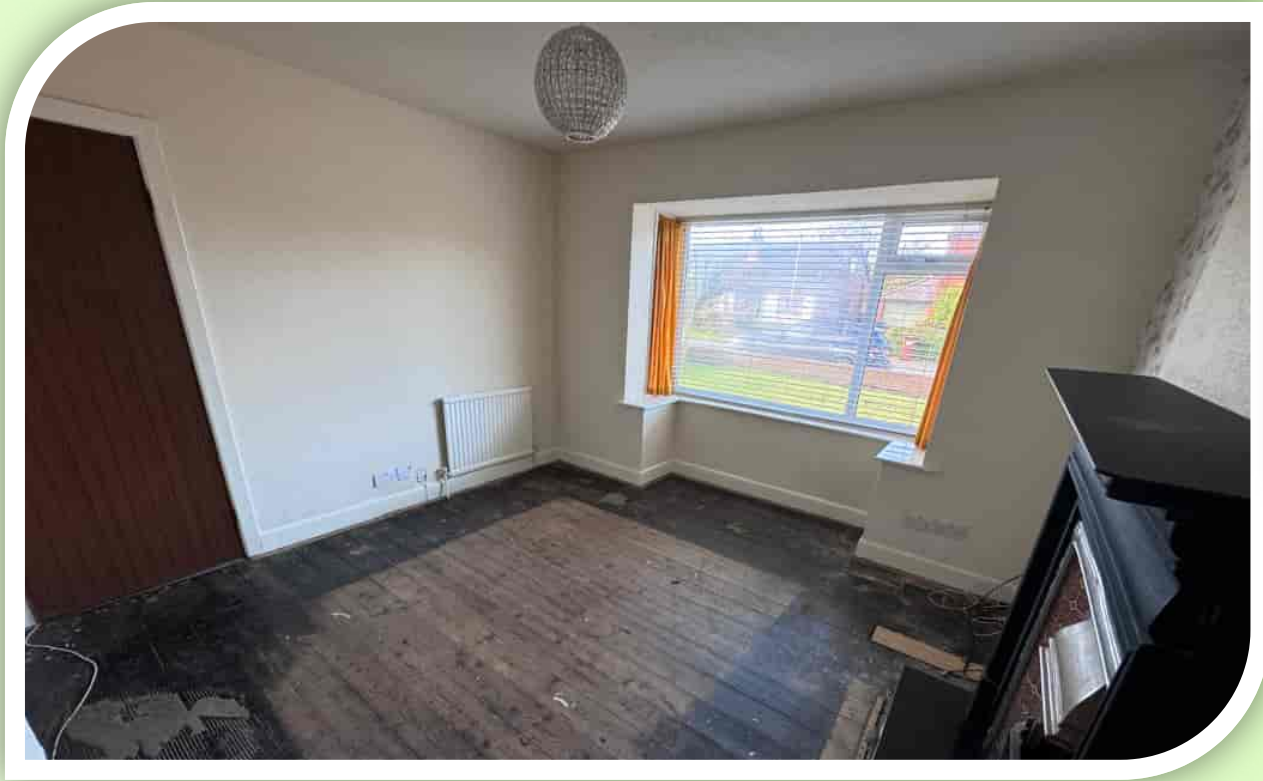
# **35 Liverpool Old Road, Walmer Bridge, Preston, Lancashire, PR4 5QA**

**Detached true bungalow sat in a  
generous plot offered for sale  
with NO CHAIN DELAY.**

- Detached True Bungalow
- NO CHAIN DELAY
- Two Bedrooms
- Generous Rear Garden
- Large Conservatory
- Popular & Convenient Village Location
- Driveway & Detached Garage

This double bay fronted detached true bungalow stands in a generous plot within the popular village of Walmer Bridge. Offered for sale with NO CHAIN DELAY this property is conveniently placed for access to the local amenities, reputable primary schools and the transport networks. The extended living accommodation comprises: entrance porch, hallway, bay fronted lounge, kitchen partially open plan to a sitting/dining room, large conservatory, two bedroom and a three piece modern bathroom. Outside front garden, driveway leads a detached garage, the generous rear garden features an extensive patio area. This home is warmed via a gas fired central heating system and benefits from double-glazing throughout. Viewing is highly advised to fully appreciate.

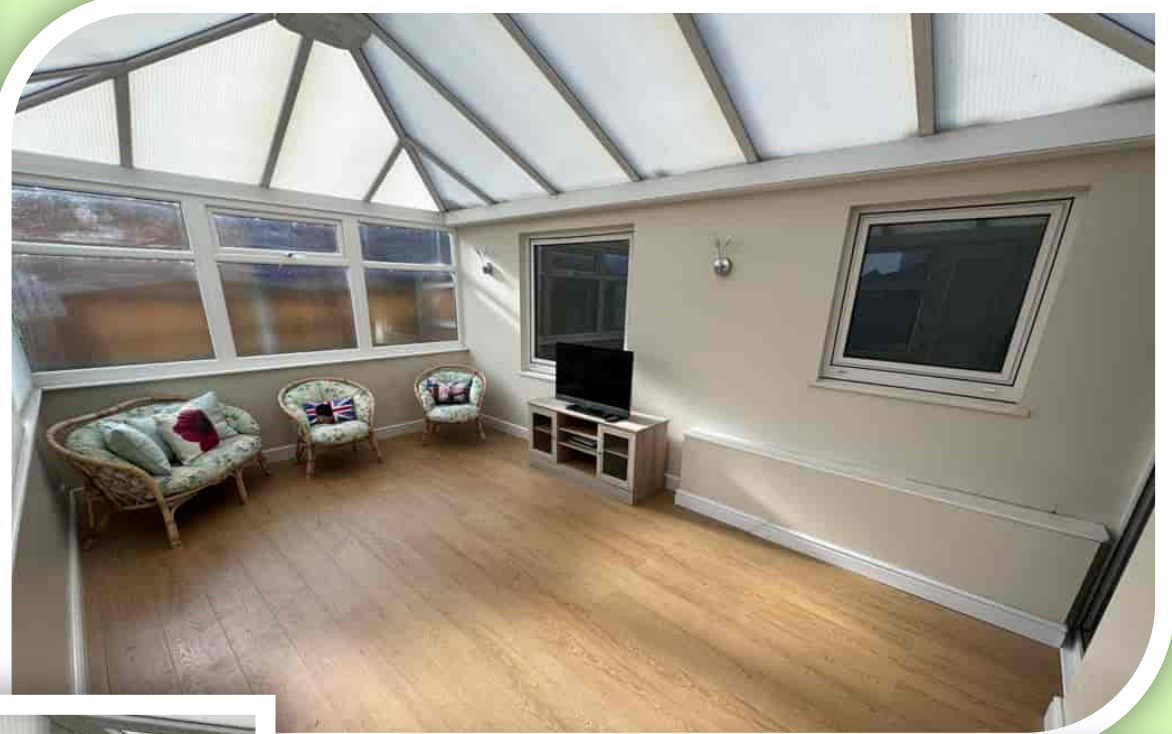




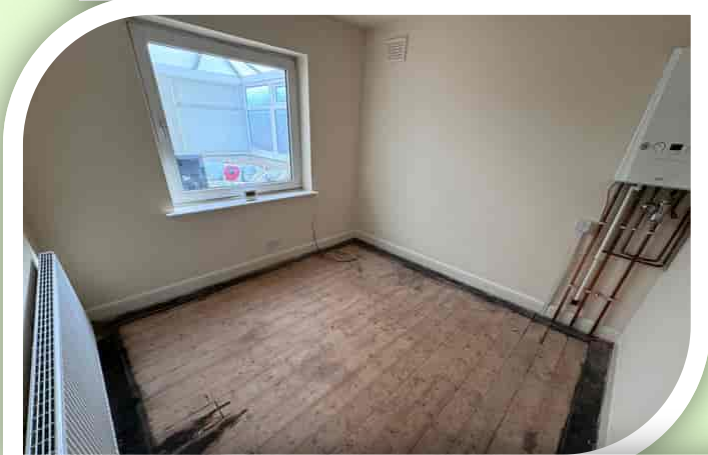
## RECEPTION ROOMS

Access to the property is taken via the entrance porch with an inner door to the hallway. To the left the principal reception room is the bay fronted lounge, gas fire within a surround with tiled inserts and two radiators. The kitchen is partially open plan to a dining/sitting room, fitted with a range of units with work surfaces and breakfast bar to complement, inset sink/drainers, extractor canopy, space for appliances, radiator and a frosted side window. Opening leads into an extension, ideal as a dining or sitting room having a rear window and high level frosted side window. External side door leads into a spacious conservatory with laminate flooring and a set of French doors open out onto the rear garden.









## PRIVATE SPACES

The main bedroom is to the front of the property having a bay window and radiator. A second bedroom has a rear window, radiator and wall mounted boiler. The bathroom is fitted with a three piece suite in white comprising: double end bath with shower over and a vanity unit incorporating a wash hand basin and concealed cistern W.C. Tiled to complement and a frosted rear window.



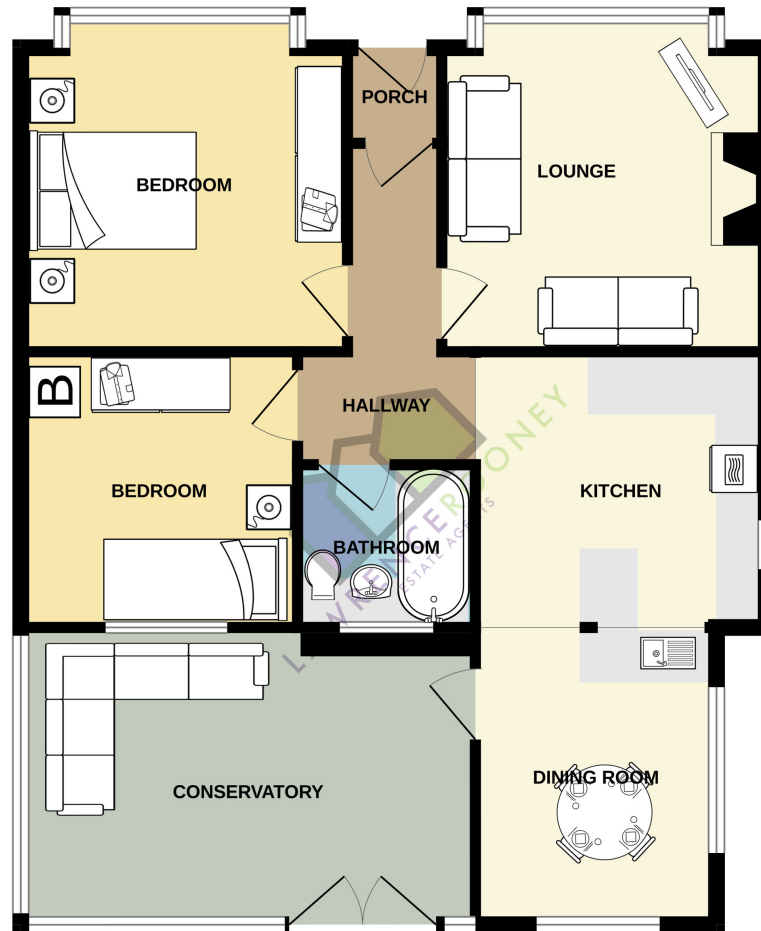


## OUTSIDE

To the front lawn with planted border, dwarf brick wall to the front boundary, driveway for parking and access to the detached garage at the rear. The generous rear garden is laid to lawn, extensive paved patio area and fencing to the boundaries. The detached garage has an up and over front door, side door, side window, power and light points.



# GROUND FLOOR



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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