



LAWRENCE ROONEY
ESTATE AGENTS

Mareth Dob Lane
Walmer Bridge
Preston
Lancashire
PR4 5QL



Detached true bungalow sat in a generous plot and offered for sale with NO CHAIN DELAY. Positioned close to Walmer Bridge amenities and next to the local park this true bungalow offers fabulous potential and has a plot extending to approximately 0.25 of an acre. The living accommodation comprises: entrance hallway, spacious rear lounge, two double bedrooms, modern shower room, dining kitchen and a rear porch. Outside the generous plot has mature garden area, extensive driveway, detached double garage and summer house. The property has double-glazing and is warmed via a gas fired central heating system. Viewing advised.

£320,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

Entrance Hallway

External front door.

Lounge

11' 6" x 17' 6" (3.51m x 5.33m) Double-glazed rear window and side window, fireplace, coving and three radiators.

Dining Kitchen

15' 5" x 11' 7" (4.70m x 3.53m) Range of fitted units, inset sink/drain, built in oven, gas hob, external rear door, double-glazed rear window, built in alcove storage, living flame gas fire and radiator.

Shower Room

Stylish modern shower has a white three piece suite comprising: step in shower cubicle, vanity unit with wash hand basin and a low level W.C. Double-glazed frosted side window, tiled to complement and ladder towel radiator.

Bedroom One

11' 9" x 10' 9" (3.58m x 3.28m) Secondary glazed front window, radiator and built in wardrobes.

Bedroom Two

11' 6" x 10' 9" (3.51m x 3.28m) Secondary glazed front window and radiator.

Garage


Detached double garage with two sets of doors.

Gardens

To the front law maintenance paved area with planters, extensive driveway has space for several vehicles and hedging to the boundaries. The generous rear garden has a shaped lawn with block edge detail, planted segments, summer house, mature shrubbery and hedging to the boundaries.

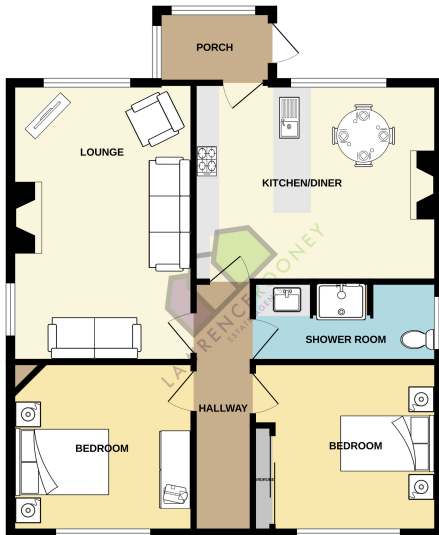


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



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