



**LAWRENCE ROONEY**  
ESTATE AGENTS

**5 Junes Walk**  
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**Walmer Bridge**  
**Preston**  
**Lancashire**  
**PR4 5GJ**



Well presented semi-detached positioned within a peaceful cul-de-sac offered for sale with NO CHAIN DELAY. Situated in the popular village of Walmer Bridge this versatile property is all but a short walk from the village amenities, local park and reputable primary school. The accommodation is arranged over ground and first floors briefly comprising: entrance hallway, bay fronted lounge, dining/sitting room, fitted kitchen, utility room, ground floor wet room, three bedrooms and three piece bathroom to the first floor. Outside driveway, front garden, south facing rear garden and an extended height detached garage. The property benefits from double-glazing and is warmed via a gas fired central heating system.

**£220,000**

**OPEN 7 DAYS A WEEK**

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## Entrance Hallway

External front door, return staircase to the first floor and storage.

## Lounge

12' 0" x 15' 3" (3.66m x 4.65m) Double-glazed bay window to the front elevation, slate fire place with inset gas fire, two radiators, laminate flooring and wall light points.

## Kitchen

9' 9" x 11' 2" (2.97m x 3.40m) Range of fitted units with wood effect work surfaces to complement, inset sink/drain, cross corner set built in oven and gas gas hob, radiator, tiled floor, dual elevation windows and external door into the utility. Double-doors open into:

## Dining/Sitting Room

11' 9" x 11' 3" (3.58m x 3.43m) Versatile room having double-glazed French doors out onto the rear garden, radiator and laminate flooring.

## Utility Room

External door, glazed elevations, tiled floor and space for laundry appliances.

## Wet Room

Useful ground floor wet room comprising wet area with shower over, wall mounted wash hand basin and low level W.C. Double-glazed frosted side window, ladder towel radiator and tiled to complement.

## Landing

Double-glazed side window and access to the private spaces.

## Bedroom One

12' 10" x 12' 6" (3.91m x 3.81m) Double-glazed rear window, radiator, coving and dado rail.

## Bedroom Two


9' 0" x 10' 0" (2.74m x 3.05m) Double-glazed rear window and radiator.

## Bedroom Three

12' 1" x 8' 1" (3.68m x 2.46m) Double-glazed front window and radiator



### Energy Efficiency Rating

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



GROUND FLOOR: 560 sq.ft. (52.0 sq.m.) approx. 1ST FLOOR: 426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 sq.m.) approx.  
While every attempt has been made to provide the accuracy of the figures contained herein, measurements of floor, wall and ceiling areas are only approximate and should not be used for any legal or professional purposes. The accuracy, appearance and appearance of the plan has been checked and is guaranteed to be in accordance with the actual dimensions of the property.





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PLEASE NOTE: Lawrence Rooney Estate Agents have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Lawrence Rooney Estate Agents  
78 Liverpool Road, Preston, Lancashire, PR4 5PB

01772614433  
[info@lawrencerooney.co.uk](mailto:info@lawrencerooney.co.uk)  
[www.lawrencerooney.co.uk](http://www.lawrencerooney.co.uk)

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