



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.

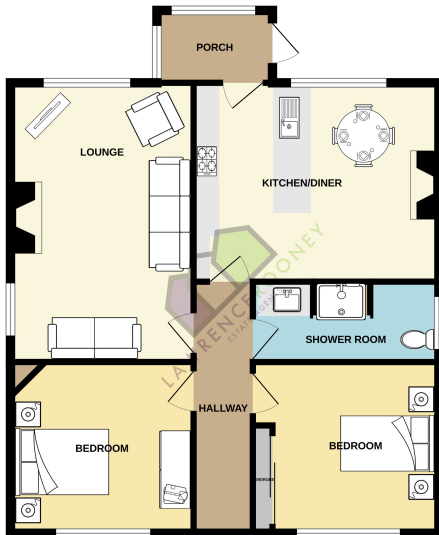


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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



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