



LAWRENCE ROONEY
ESTATE AGENTS

17 Fairview Close, Walmer Bridge,
Preston, Lancashire PR4 5RF

£299,950

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Delightful and deceptively spacious detached true bungalow offered for sale with NO CHAIN DELAY

- Detached True Bungalow
- Three Bedrooms
- En-Suite Shower Room & Bathroom
- Integral Garage & Two Driveways
- Private & Enclosed Rear Garden
- Rear Lounge
- Modern Dining Kitchen
- NO CHAIN DELAY
- Council Tax Band D

Delightful detached true bungalow offered for sale with NO CHAIN DELAY. Rarely available and positioned within this sought after cul-de-sac that has been recently redecorated. The living accommodation comprises: entrance porch, rear lounge with French doors out onto the rear garden, modern dining kitchen, integral garage, three bedrooms, en-suite shower room and a bathroom. Outside there are two driveways and gardens to the front, to the rear a private enclosed with patio area. The property is warmed via a gas fired central heating system and benefits from double-glazed throughout. Located within easy reach to the local amenities, viewing is highly recommended.





RECEPTION ROOMS

Access to the bungalow is via the entrance porch and through into the hallway. To the rear of the property the spacious lounge that has been recently re-decorated throughout neutrally with new carpets. A set of double-glazed French doors lead out onto the rear garden. Its also has dual elevation windows, gas fire within a modern surround, radiator and coving. The dining kitchen has space for a dining table, kitchen is fitted with a range of units, work surfaces to complement, hob, inset sink/drainers, integrated appliances, double-glazed front window and door into the integral garage having a remote up and over sectional door, a side door, central heating radiator and where the boiler is located.





PRIVATE SPACES

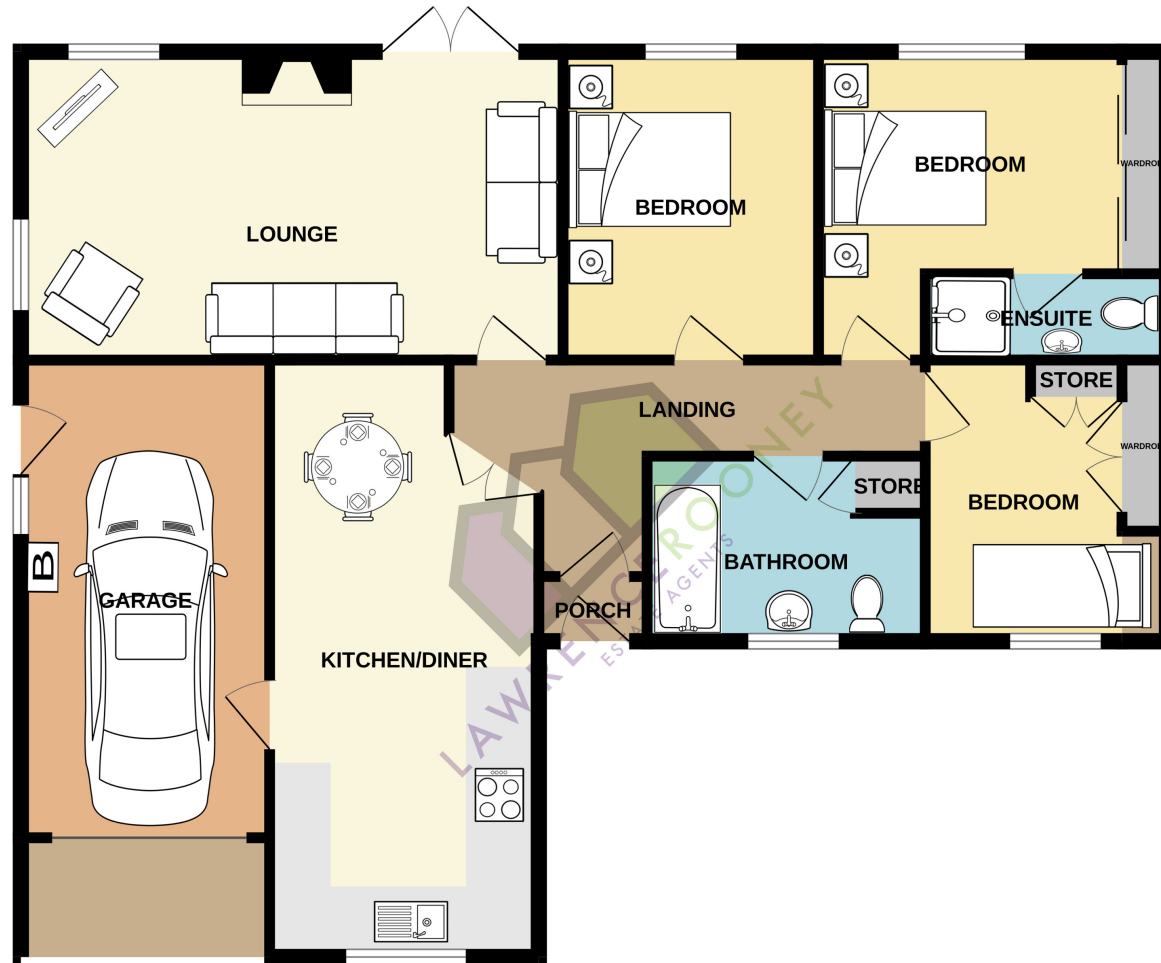
The principal bedroom has a range of fitted wardrobes across one wall with sliding mirrored doors, double-glazed rear window and access to a three piece en-suite shower room. The recently painted second bedroom has a double-glazed rear window and radiator. The third bedroom has a double-glazed front window, radiator and a range of fitted bedroom furniture. The bathroom is fitted with a three piece suite comprising a panelled bath, pedestal wash hand basin and low level W.C.



OUTSIDE

To the front there are two driveways, established garden areas with mature shrubbery and paved pathways. To the rear the enclosed and private garden has paved patio, lawn area, established planted borders, timber shed and fencing to the boundaries.

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			84
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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