



**LAWRENCE ROONEY**  
ESTATE AGENTS

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

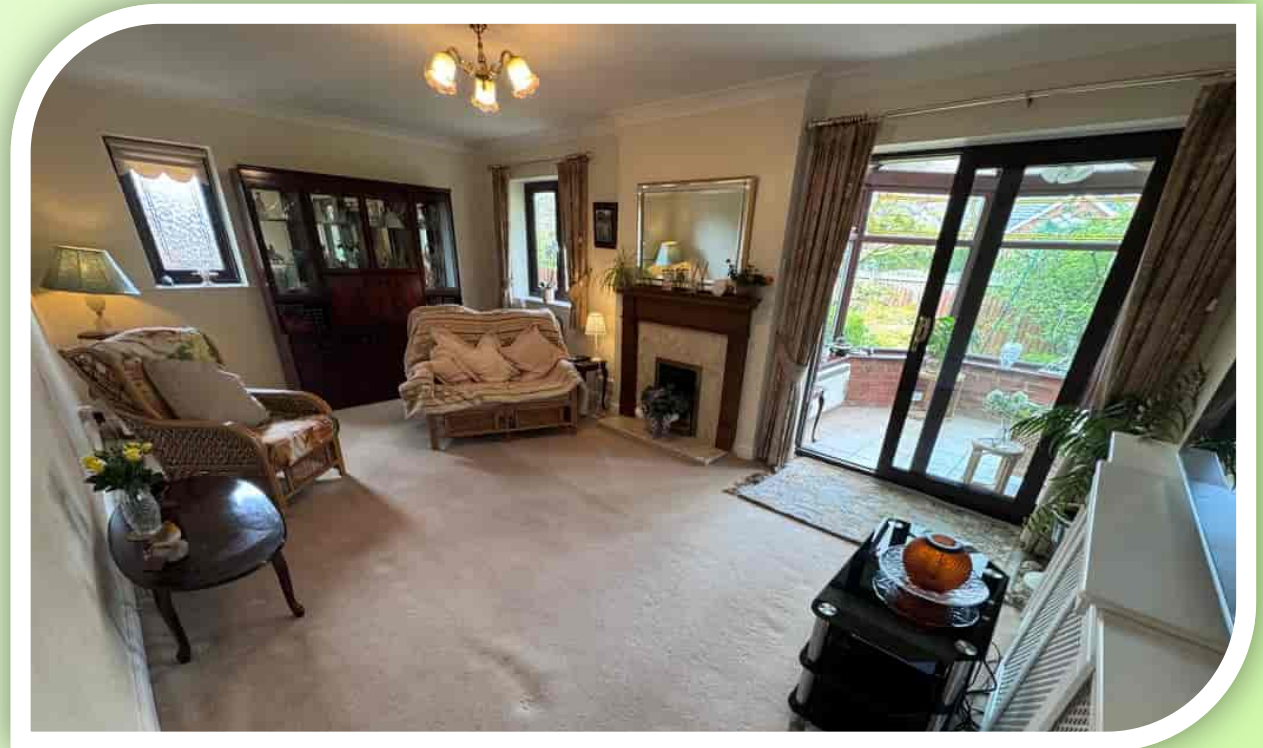
£299,950

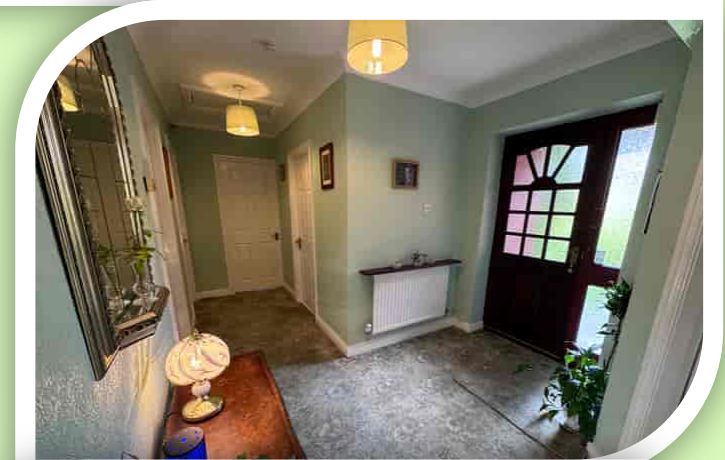
# **16 Fairview Close, Walmer Bridge, Preston, Lancashire, PR4 5RF**

**Deceptively spacious detached  
true bungalow positioned within  
a cul-de-sac offered for sale with  
NO CHAIN DELAY.**

- Detached True Bungalow
- Three Bedrooms
- Integral Garage & Driveway
- Cul-de-Sac Location
- Modern Shower Room & En-Suite
- Private Rear Garden
- Council Band D
- NO CHAIN DELAY

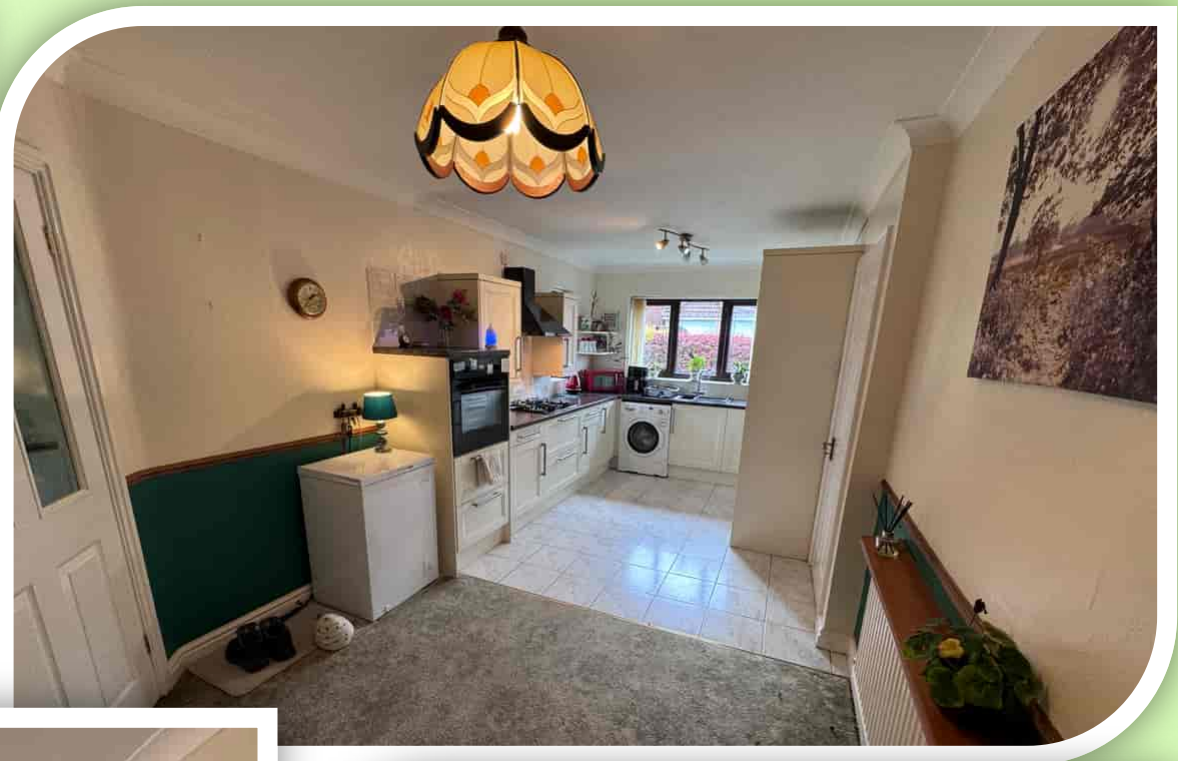
Delightful detached true bungalow offered for sale with NO CHAIN DELAY. Rarely available and positioned within this sought after cul-de-sac that is within easy reach of the local amenities and transport links, the living accommodation comprises: open porch, entrance hallway, rear lounge, conservatory, modern dining kitchen, integral garage, main bedroom with fitted wardrobes and an en-suite shower room, two further bedrooms and a recently updated modern shower room. Outside there is a driveway with garden to the front, to the rear a private and fully enclosed garden with patio area. The property is warmed via a gas fired central heating system and benefits from double-glazed throughout. Viewing is highly recommended to fully appreciate.





## RECEPTION SPACES

Access to the bungalow is via the open porch and through into the hallway. To the rear of the property the spacious lounge with dual elevation windows and sliding patio doors to access the double-glazed conservatory. The dining kitchen has space for a dining table, kitchen is fitted with a range of units, work surfaces to complement, gas hob with extractor over, inset sink/drainer, integrated fridge/freezer, built in oven, space for a washing machine, double-glazed front window and door into the integral garage, with an external side door.





## PRIVATE SPACES

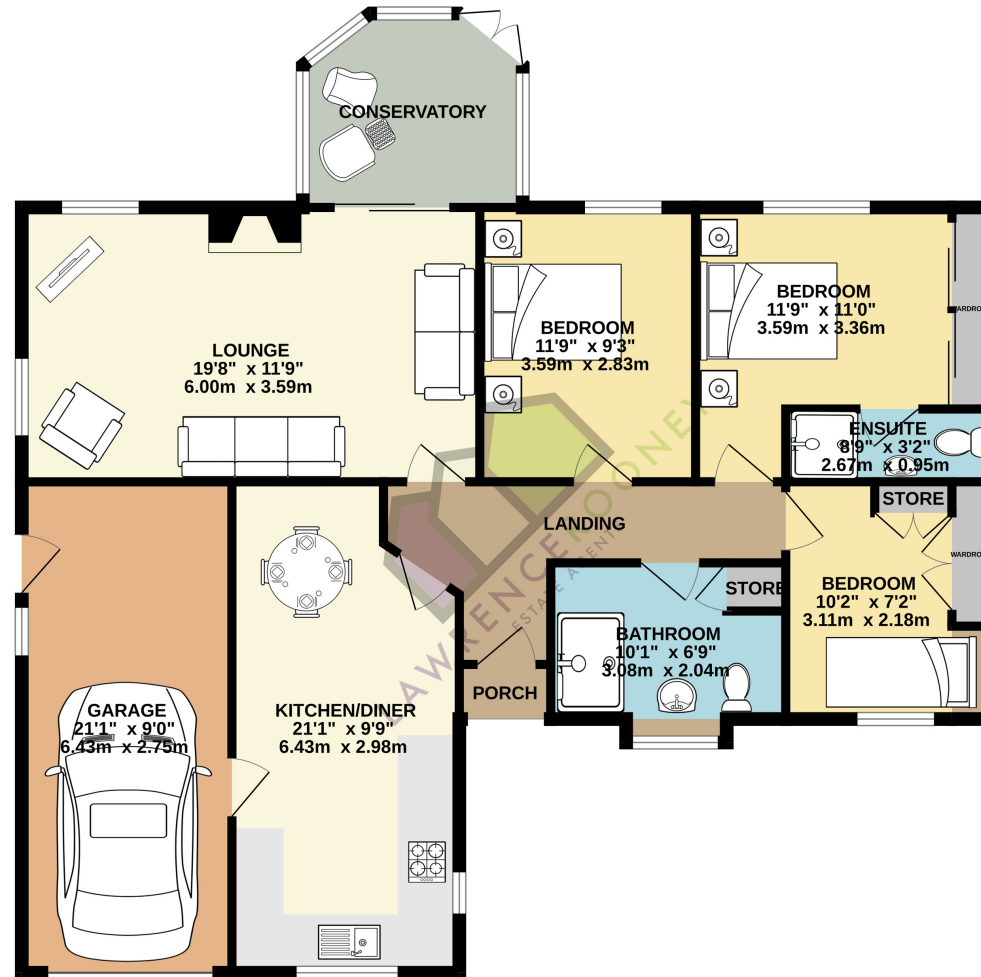
The principal bedroom has a range of fitted wardrobes across one wall with sliding mirrored doors, double-glazed rear window and access to a three piece en-suite shower room. A second double bedroom has a double-glazed rear window and radiator. The third bedroom has a double-glazed front window, radiator and a range of fitted bedroom furniture. A modern shower room is fitted with a three piece suite comprising a step in shower cubicle with glass shower screen, pedestal wash hand basin and low level W.C. Double-glazed frosted front window, tiled to complement built in storage cupboard



## OUTSIDE

To the front there is a driveway, 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, water feature, 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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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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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