



LAWRENCE ROONEY
ESTATE AGENTS

1b Sea View
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Walmer Bridge
Preston
Lancashire
PR4 5GH



Well presented end of terrace property offered for sale with NO CHAIN DELAY. Conveniently located within the village of Walmer Bridge this property is all but a short walk from the amenities, reputable primary school and transport links. The modern living accommodation is arranged over ground and first floors briefly comprising: lounge/diner, fitted kitchen, two bedrooms and a white three piece bathroom. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Ideal as a first time buy or even rental investment, viewing is highly advised.

£112,000

OPEN 7 DAYS A WEEK

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Lounge/Diner

14' 0" x 13' 7" (4.27m x 4.14m) (Max Depth)
External front door, front window, laminate flooring, two radiators, dado rail, stairs to the first floor and meter cupboard.

Kitchen

8' 1" x 10' 1" (2.46m x 3.07m)
Excellent range of fitted units with work surfaces to complement, inset sink/drain, gas hob with extractor canopy over, built in oven, integrated fridge/freezer, space for a washing machine, front window, tiled floor, radiator and coving.

Landing

Radiator and access to the private spaces.

Bedroom One

9' 8" x 9' 5" (2.95m x 2.87m)
Front window, radiator and built in storage.

Bedroom Two

11' 7" x 7' 0" (3.53m x 2.13m)
Front window and radiator.

Bathroom

Expertly fitted three piece suite in white comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C. Tiled elevations to complement, ladder towel radiator, extractor and tile effect flooring.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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Lawrence Rooney Estate Agents
3 Oak Gardens, Longton, Lancashire, PR4 5XP

01772614433
info@lawrencerooney.co.uk
www.lawrencerooney.co.uk

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