



LAWRENCE ROONEY
ESTATE AGENTS

9 Dob Lane
Walmer Bridge
Lancashire
PR4 5QL



Very deceptive and versatile semi-detached property offered for sale with NO CHAIN DELAY. Located within this popular village close to the local amenities and school, the living accommodation is arranged over ground and first floors and can be either a bungalow or a spacious family home. The living and private spaces comprises: entrance hall, dining hall open plan into a large dining/living kitchen, bay fronted lounge, ground floor double bedroom or further reception room, ground floor shower room. To the first floor are two double bedrooms, bathroom and useful walk in storage. Outside block paved driveway to the front, gated access to a side hardstanding, the enclosed rear is block paved, additional driveway and a detached single garage. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout.

£239,950

OPEN 7 DAYS A WEEK

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Entrance Hallway

External front door, radiator, stairs to the first floor and a tiled floor. Double-doors open into:

Dining Hall

9' 7" x 14' 3" (2.92m x 4.34m)

Versatile space with under stair store housing a combination boiler and open into:

Kitchen/Diner

14' 2" x 18' 5" (4.32m x 5.61m)

Spacious kitchen fitted with a range of units, contrasting work surfaces to complement, inset sink/drain, hob with extractor over, built in oven, space for appliances, integrated dishwasher, double-glazed rear window, tiled floor radiator and external side door.

Shower Room

Three piece suite comprises: step in shower cubicle, pedestal wash hand basin and low level W.C. Double-glazed frosted side window, ladder towel radiator, extractor fan and tiled to complement.

Lounge

11' 8" x 13' 1" (3.56m x 3.99m)

Double-glazed bay window to the front elevation, coving, fireplace, wall light points and radiator.

Sitting/Bedroom

12' 0" x 11' 5" (3.66m x 3.48m)

Double-glazed rear window, radiator and cupboard.

Landing

Double-glazed side window.

Store

6' 6" x 10' 0" (1.98m x 3.05m)

Useful room with power points, radiator, would make an ideal office/study. (Potential conversion to further bedroom by adding a window or roof light, subject to the correct permissions)

Bedroom

11' 9" x 14' 0" (3.58m x 4.27m)

Double-glazed rear window and radiator.

Bathroom

6' 7" x 9' 1" (2.01m x 2.77m)

Three piece suite comprises: panelled bath with shower over (from boiler & also an electric shower), pedestal wash hand basin and low level W.C. Double-glazed oriel style side window, extractor fan, tiled to complement and radiator.

Bedroom

10' 1" x 12' 4" (3.07m x 3.76m)

Double-glazed oriel style side window and radiator.

Garage


Single detached garage with up and over front door, side window and side door.

Outside

Block paved driveway to the front has space for two cars, lawn, gated access to a side hardstanding and the enclosed rear is block paved for easy maintenance. Additional parking space in front of the garage accesses via Tristan Ave.



Energy Efficiency Rating

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



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, heights, areas and the position of doors and appliances are not guaranteed to be exact in any one instance or to conform. The plan is for general guidance only and should not be used for any legal or proprietary purposes. The correct, accurate and applicable floor plan for each lot will be the plan as shown on the relevant title plan.





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