

9 Dob Lane Walmer Bridge Lancashire PR4 5QL

0

ď

Z

ď



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

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/drainer, 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.



























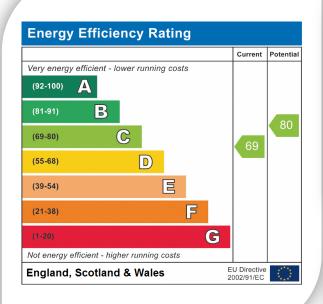














ш

Z

0

0

~

ш

Z

ш

~











Lawrence Rooney Estate Agents for themselves and the vendors of this property whose agents they are give notice that:

- All plans, descriptions, dimensions, references to condition, suitability for use and necessary
 permissions for use and occupation and other details are given in good faith and are believed to
 be correct. Any intending purchaser or tenant should not rely on the statements of fact but must
 satisfy themselves by inspection or otherwise as the correctness of them.
- 2. Any electrical or other appliances at the property have not been tested nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
- 3. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof.
- 4. All correspondence (whether marked or not) and all discussions with Lawrence Rooney Estate Agents and or their employees regarding the property referred to in these particulars are subject to contract.
- 5. No Person in the employment of Lawrence Rooney Estate Agents has any authority to make any representations or warranty whatsoever in relation to this property.
- 6. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property.

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.

Lawrence Rooney Estate Agents 3 Oak Gardens, Longton, Lancashire, PR4 5XP

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

OPEN 7 DAYS A WEEK

