



LAWRENCE ROONEY
ESTATE AGENTS

**105 Jubilee Road
Walmer Bridge
Preston
Lancashire
PR4 5QW**



Beautifully presented modern semi-detached property tucked away in a secluded corner of this popular cul-de-sac. This stylish home boasts a large private garden, two double bedrooms, en-suite and bathroom. Positioned within easy reach to the amenities of Walmer Bridge, schools and transport links this property comprises: entrance hallway, cloakroom, fitted kitchen, open plan lounge with dining area to the rear, first floor landing, main bedroom with an en-suite shower room, second double bedroom and a white three piece bathroom. Outside there is a driveway access to two parking spaces, private garden areas to the rear and side elevations with the highlight being an extensive deck ideal for outdoor entertaining. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout.

£213,000

OPEN 7 DAYS A WEEK

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Entrance Hallway

External side door, built in storage and radiator.

Cloakroom

Two piece suite and a double-glazed frosted front window.

Kitchen

5' 8" x 9' 9" (1.73m x 2.97m)

Modern fitted kitchen offers a range of fitted units, work surfaces to complement, inset sink/drain, gas hob with extractor canopy over, built in oven, integrated fridge/freezer, space for other appliances and double-glazed front window.

Lounge/Diner

14' 3" x 15' 5" (4.34m x 4.70m)

Impressive open plan reception space having a set of French doors with side windows opening out onto the rear deck, return stairway to the first floor, space for a dining table and radiators.

Landing

Double-glazed side window to the half landing and built in airing cupboard.

Bedroom One

14' 3" x 9' 9" (4.34m x 2.97m) (Max)

Double-glazed front window and radiator, access to:

En-Suite Shower Room

White three piece suite comprising: corner shower cubicle, pedestal wash hand basin and low level W.C.

Bedroom Two

0m x 0m (0' 0" x 0' 0") Two double-glazed rear windows and two radiators.

Bathroom


White three piece suite comprising: panelled bath, pedestal wash hand basin and low level W.C.

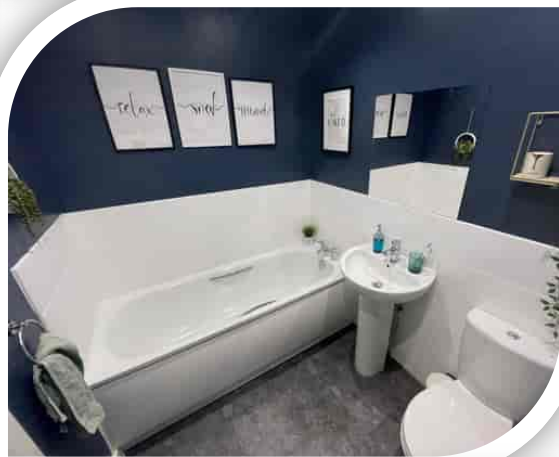
Outside

Two parking spaces accessed via a driveway. Private lawned garden to the side with fencing and mature hedging to the boundaries. At the rear the extensive decking is perfect for outdoor entertaining being enclosed with fencing for screening and privacy.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B		
(69-80) C	77	
(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	



We have carried out a visual inspection of the property and taken measurements of the property. We do not guarantee the accuracy of the information provided. We do not guarantee the accuracy of the information provided. We do not guarantee the accuracy of the information provided. We do not guarantee the accuracy of the information provided.



L A W R E N C E R O O N E Y



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