



LAWRENCE ROONEY  
ESTATE AGENTS

36 Tristan Avenue  
Walmer Bridge  
Preston  
Lancashire  
PR4 5GL



Versatile semi-detached property offered for sale with NO CHAIN DELAY. Positioned within easy reach to the amenities of Walmer Bridge, local park and reputable primary school this property offers well maintained living accommodation comprising: entrance hallway, lounge, dining room, conservatory, ground floor bedroom, modern shower room, fitted kitchen, two bedrooms and an W.C to the first floor. Outside driveway with garden to the front, detached garage and enclosed rear garden. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout.

£210,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

## Entrance Hall

External front door, meter cupboard and an inner door into:

## Lounge

10' 11" x 14' 5" (3.33m x 4.39m)

Double-glazed bay window to the front elevation, gas fire within a brick surround, laminate flooring, coving, radiator and wall light points. Bi-fold doors to:

## Dining Room

10' 9" x 11' 5" (3.28m x 3.48m)

Laminate flooring, stairs to the first floor, radiator and double-glazed French doors into:

## Conservatory

11' 2" x 8' 3" (3.40m x 2.51m)

Double-glazed units, external side door, tiled floor and central heating radiator.

## Bedroom

10' 9" x 8' 1" (3.28m x 2.46m)

Double-glazed rear window and radiator. Built in cupboard housing the central heating boiler and also space for washing machine.

## Shower Room

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

## Kitchen

11' 0" x 9' 9" (3.35m x 2.97m)

Range of fitted units with contrasting work surfaces to complement, inset sink/drain, built in oven, inset hob, space for appliances, tiled floor, dual elevation windows, radiator and external side door.

## Landing

Access to the first floor accommodation.

## W.C.

Two piece suite.

## Bedroom

11' 0" x 11' 3" (3.35m x 3.43m)

Double-glazed rear window, radiator and built in wardrobes to one wall.

## Bedroom

7' 9" x 11' 3" (2.36m x 3.43m)

Double-glazed rear window, radiator and built in storage.

## Garage


Detached single garage with power and light points.

## Gardens

Paved driveway and low maintenance gravel borders and gated access. Driveway extends down the side of the property to access the garage and rear garden. At the rear decking, ornamental gravel areas, shrub borders, timber shed and fencing to the boundaries.

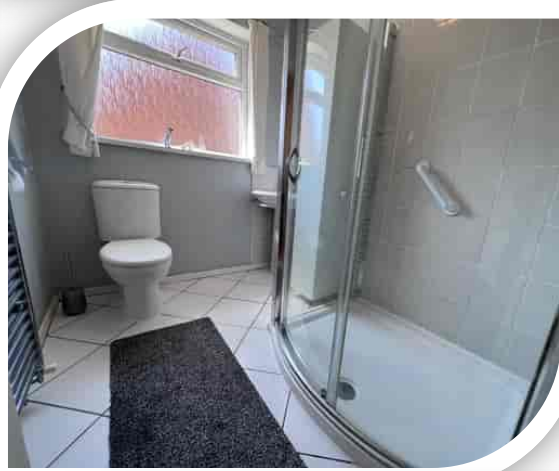


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	



While every effort has been made to ensure the accuracy of the floorplan included, the measurement of floor, ceiling, cornice and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should not be used as such for any prospective purchase. The services, fixtures and equipment shown here may have been altered and to guarantee the accuracy of the information please refer to the floorplan on file.







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