



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. Offered for sale as a 75% shared ownership scheme 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.

£159,750

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

## 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

14' 3" x 8' 5" (4.34m x 2.57m)

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.

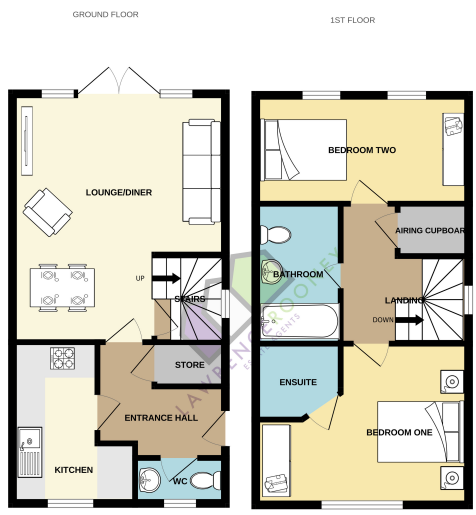
## Outside

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



While every effort has been made to ensure the accuracy of the floor plan and the measurements of the property, the seller does not accept any responsibility for any errors or omissions. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, options and appliances shown have not been tested and no guarantee is made regarding their operation or condition.





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

1. 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](mailto:info@lawrencerooney.co.uk)  
[www.lawrencerooney.co.uk](http://www.lawrencerooney.co.uk)

**OPEN 7 DAYS A WEEK**

