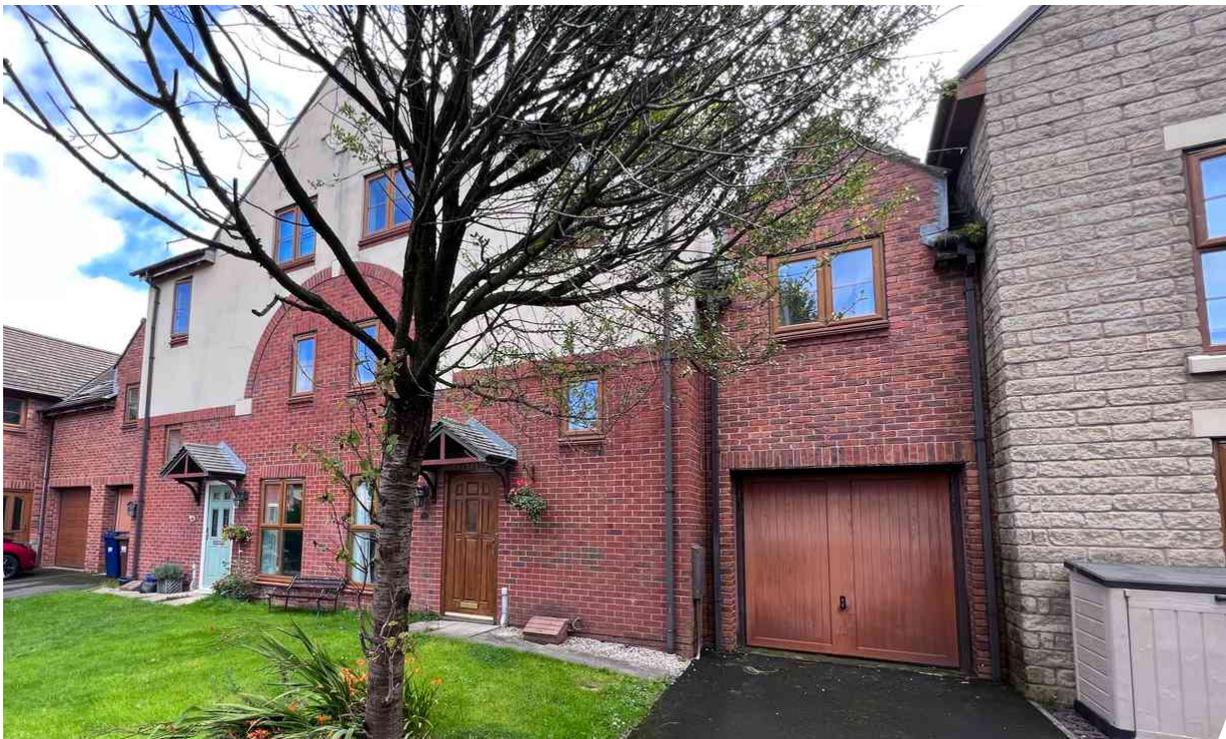




**LAWRENCE ROONEY**  
ESTATE AGENTS

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



Modern townhouse positioned within this popular cul-de-sac forming part of this sought after Redrow development. Offered for sale with NO CHAIN DELAY this superb property is all but a short walk from the amenities of Walmer Bridge, transport links and reputable primary school. The spacious living accommodation is arranged over three inviting levels comprising: entrance hallway, cloakroom, sitting room or study, open plan kitchen diner and attached garage. At the first floor generously proportioned lounge spans from front to back of the property, main bedroom has a walk in wardrobe and an en-suite shower room, to the second floor are a further two double bedrooms and a three piece bathroom. Outside front garden area and driveway for parking and access to the attached garage, to the rear a fully enclosed garden with rear access to the garage. This property is warmed by a gas fired central heating system with a recently updated boiler and benefits from double-glazing throughout.

**£249,950**

**OPEN 7 DAYS A WEEK**

LAWRENCE ROONEY

## Entrance Hallway

External front door, staircase to the first floor, radiator and laminate flooring.

## W.C.

Two piece suite.

## Study/Sitting Room

6' 9" x 11' 5" (2.06m x 3.48m)

Versatile room with a full height front window, radiator, ideal as a sitting room or office.

## Kitchen Diner

8' 1" x 17' 7" (2.46m x 5.36m)

Open plan space with a set of French doors out onto the rear garden. The kitchen is fitted with an excellent range of units, work surfaces to complement, built in double oven, inset sink/drain, gas hob with extractor canopy over, integrated fridge/freezer, wall mounted central heating boiler, double-glazed rear window, space for other appliances, tiled floor, space for a dining table and radiator.

## Garage

Up and over front door and rear door.

## First Floor Landing

Return stairs to the second floor and access to:

## Lounge

10' 9" x 20' 2" (3.28m x 6.15m)

Generously proportioned reception room running from front to back of the property having dual elevation windows, two radiators and two ceiling light points. Access to the landing to:

## Bedroom One

9' 2" x 16' 6" (2.79m x 5.03m)

Impressive main bedroom has a front window, Velux roof light, radiator and a walk in wardrobe.

## En-Suite Shower Room

Three piece suite comprises: step in shower cubicle, pedestal wash hand basin and low level W.C. Frosted rear window and radiator.

## Second Floor Landing

Front facing window to the half landing and built in airing cupboard.

## Bedroom Two

10' 9" x 10' 11" (3.28m x 3.33m)

Rear window and radiator.

## Bedroom Three

10' 10" x 8' 9" (3.30m x 2.67m)

Front window and radiator.

## Bathroom

Three piece suite in white comprises: panelled bath, pedestal wash hand basin and low level W.C. Frosted rear window, tiled to complement and a Parquet effect flooring.

## Gardens

The front has a lawn with planted border, driveway has off road parking and access to the attached garage. The rear garden is fully enclosed being laid to lawn with planted border, paved patio areas, access to the garage and fencing to the boundaries.

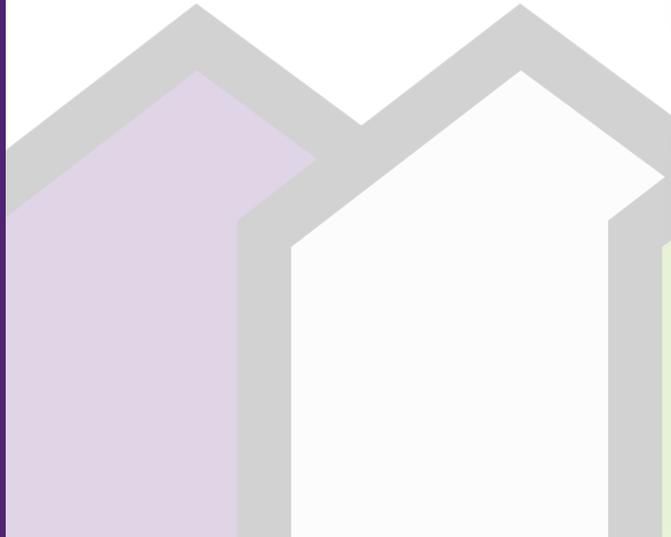


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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 attempt has been made to ensure the accuracy of the Roughly combined floor, measurements of floor, window, doors and any other items are approximate and are responsibility taken by the client, landlord or tenant. This plan is for illustrative purposes only and should be used as a guide only. No responsibility is taken for any errors or omissions. The services, fixtures and fittings shown have not been tested and no guarantee is given for their condition or efficiency and no liability is given. Based on information provided.





**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**

