



LAWRENCE ROONEY
ESTATE AGENTS

6 Liverpool Old Road Walmer Bridge PR4 5GA



Charming double fronted cottage offered for sale with NO CHAIN DELAY. Beautifully presented throughout this property stands in a popular village location close to amenities, schools and the transport links. The property accommodation is arranged over ground and first floors briefly comprising: entrance vestibule, dining/sitting room, modern kitchen, useful utility room, lounge, two double bedrooms and four-piece bathroom. Outside fully enclosed rear yard at the rear. The property is warmed via a gas fired central heating system and double-glazing. Early viewing is highly recommended.

£189,950

OPEN 7 DAYS A WEEK

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Vestibule

External front door and slate tiled floor.

Dining/Sitting Room

14' 3" x 11' 9" (4.34m x 3.58m)

Slate flooring, stairs to the first floor, radiator and open through into:



Modern Kitchen

Fitted range of units with contrasting granite work surfaces to complement, under-set sink, space for appliances, double-glazed rear window, kick heater, tiled splash backs, and a slate floor. Access to both utility and the lounge.

Utility Room

8' 0" x 6' 11" (2.44m x 2.11m)

This useful room has an external rear door, fitted units, space for laundry appliances, vertical radiator, Velux roof light and double-glazed French doors into the:



Lounge

17' 5" x 9' 10" (5.30m x 2.99m)

Double-glazed front window, two wall light points, fireplace and radiator.

Landing

Storage housing the central heating boiler.

Bedroom One

17' 4" x 8' 3" (5.28m x 2.51m)

Excellent range of fitted wardrobes, double-glazed front window, spotlights and radiator.

Bedroom Two

14' 2" x 7' 9" (4.31m x 2.36m)

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

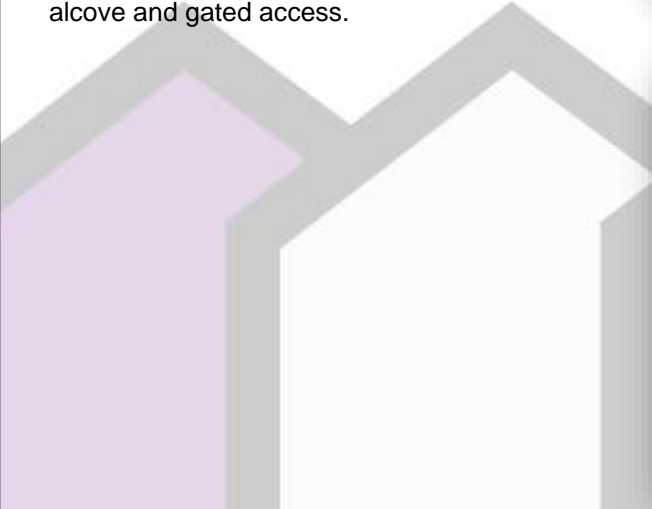


Bathroom

White four piece suite comprises: corner bath, step in shower cubicle and wall mounted wash hand basin. Tiled to complement, double-glazed frosted rear window and radiator.

Outside

Fully enclosed rear yard with a bin store, feature alcove and gated access.



Energy Performance Certificate



6, Liverpool Old Road, Walmer Bridge, PRESTON, PR4 5GA

Dwelling type: Mid-terrace house Reference number: 8272-7621-0020-5129-0992
 Date of assessment: 11 September 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 11 September 2012 Total floor area: 83 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

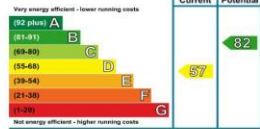
Estimated energy costs of dwelling for 3 years:	£ 2,688
Over 3 years you could save	£ 891

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 287 over 3 years	£ 138 over 3 years	You could save £ 891 over 3 years
Heating	£ 2,148 over 3 years	£ 1,464 over 3 years	
Hot Water	£ 273 over 3 years	£ 195 over 3 years	
Totals	£ 2,688	£ 1,797	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 69	
2 Cavity wall insulation	£500 - £1,500	£ 450	
3 Floor insulation	£800 - £1,200	£ 126	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made regarding their operation or efficiency over time.
 Made with Intertop 2012.





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.
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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.

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