



LAWRENCE ROONEY  
ESTATE AGENTS

18 School Street  
Walmer Bridge  
Preston  
Lancashire  
PR4 5QH



Perfect as a first time buy is this beautifully presented mid terraced property located within the popular village of Walmer Bridge. Positioned within easy reach to the local amenities, schools and transport links this superb home comprises: entrance vestibule, lounge with log burner, modern kitchen/diner, two bedroom and a white bathroom suite. Outside to the rear there is a paved enclosed yard featuring a deck affording a southerly aspect. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout.

£155,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

## Entrance Vestibule

External front door and an inner door in to:

## Lounge

15' 1" x 12' 0" (4.60m x 3.66m)

Front elevation window, log burner housed within a chimney breast with wooden mantel over, fitted shelving to the alcoves and alcove.

## Kitchen/Diner

12' 0" x 10' 0" (3.66m x 3.05m)

Modern range of fitted units with work surfaces and breakfast bar to complement, inset sink/drain, gas hob with extractor over, built in oven, space for appliances, rear window, stairs to the first floor with store under, radiator, laminate flooring and tiled splashbacks.

## Landing

Access to the private spaces.

## Bedroom One

12' 0" x 12' 0" (3.66m x 3.66m)

Spacious main bedroom having a front window, coving, exposed wooden floorboards and radiator.

## Bedroom Two

7' 4" x 10' 0" (2.24m x 3.05m)

Rear window, radiator and built in store cupboard housing the central heating boiler.

## Bathroom


Fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C. Frosted rear window, radiator and tiled to complement.

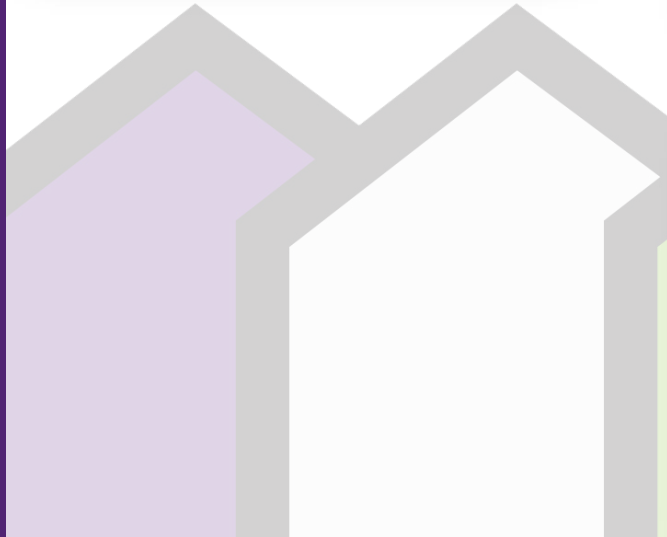
## Outside

To the rear a south facing and fully enclosed yard having gated access, paving stones, raised planter and a raised deck ideal for outdoor entertaining.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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	





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