



Dob Lane | Walmer Bridge | Preston | PR4 5QL

Asking Price £275,000



LAWRENCE ROONEY  
ESTATE AGENTS



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Preston | PR4 5QL  
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Detached true bungalow on a generous corner plot offered for sale with NO CHAIN DELAY. This property requires updating however offers superb potential for those looking to create their perfect home and is located close to Walmer Bridge village centre. Within a short walk are the village facilities, amenities, reputable primary school and transport links, the accommodation comprises: entrance porch, spacious lounge open to a dining area, inner hallway, fitted kitchen, rear porch with store provides a link to the garage, two double bedrooms with built in wardrobes, bathroom and a separate W.C. Outside the extensive driveway and hard standing can accommodate several vehicles, lawned gardens to front and rear elevations. This bungalow is warmed via a gas fired central heating system and also benefits from double-glazing. Viewing is highly advised to fully appreciate the potential this property has to offer.

- Detached True Bungalow
- Two Bedrooms
- Attached Garage
- Superb Potential
- Generous Plot
- Requires Updating
- Extensive Driveway
- NO CHAIN DELAY

### Entrance Porch

External side door and front window. Inner door into:

### Lounge

21'7" x 11'1" (6.60m x 3.38m)

Spacious reception room with a front window, gas fire within a tiled surround, coving, two ceiling light points, radiator and open arch to:

### Dining Area

9'8" x 5'1" (2.97m x 1.55m)

Side window, ceiling light point and radiator.







### **Inner Hallway**

Built in storage and access to the further accommodation.

### **Kitchen**

14'7" x 7'8" (4.45m x 2.36m)

Fitted with a range of units with work surfaces, inset sink/drain, hob, built in double oven, space for appliances, dual elevation windows, boiler and Myson heater. Door to:

### **Rear Porch & Store**

External side door and window leading to the attached garage, further side door to the rear garden and useful store.

### **Garage**

16'2" x 9'8" (4.93m x 2.97m)

Up and over front door, window, power and light points.

### **Bedroom One**

10'11" x 11'8" (3.35m x 3.58m )

Front window, built in wardrobes with sliding doors and radiator.

### **Bedroom Two**

10'9" x 9'6" (3.28m x 2.92m)

Side window, built in wardrobes and radiator.

### **Bathroom**

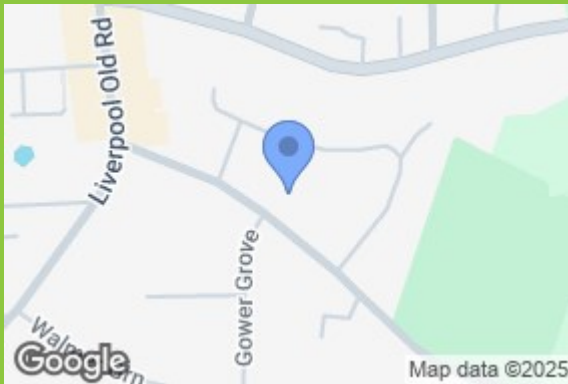
Frosted rear window, tiled elevations, radiator, panelled bath and wash hand basin.

### **W.C.**

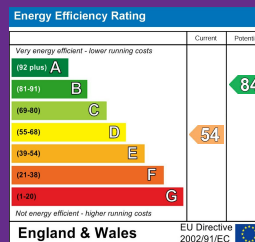
Frosted side window, tiled elevations and low level W.C.

### **Outside**

To the front lawned gardens with planted borders, gated access to a driveway leading to a large side and rear hardstanding ideal for vehicles such as a caravan, boat or camper. There is a rear lawn and established hedging to the boundaries.



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 error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.  
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3 Oak Gardens  
Longton  
Preston  
Lancashire  
PR4 5XP  
01772 614433

info@lawrencerooney.co.uk