



11a Hall Carr Lane, Walmer Bridge

Preston

Guide Price **£285,000**



11a Hall Carr Lane

Walmer Bridge, Preston

Are you looking for a home with potential to house an additional family member in their own enclosed space? If so this three bedroom semi detached dormer bungalow offers exactly that and could comfortably house a elderly parent or older child in a standalone one bedroom annexe with it's own entrance

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Three Bedroom Semi Detached
- Additional One Bedroom Annexe
- South Facing Garden
- Carport
- Large Plot
- Village Location
- Parking For 4/5 Cars

Entrance

Laminate flooring.

Kitchen

Stainless steel sink. Space for Range style cooker. Plumbed for dishwasher. Laminate flooring. Window to side and rear.

Lounge

Gas fireplace, open to Dining room. Laminate flooring. Window to front.

Dining Room

Laminate flooring. Window to front.

Bedroom Three - Downstairs

Laminate floor, window to rear.

Landing**Master Bedroom**

Window to side and rear.

Bedroom Two

Laminate flooring. Window to front.

Bathroom

Panelled bath with electric shower over. Vanity wash hand basin. W.C Fully tiled walls and laminate flooring. Window to side.

Annex property**Lounge**

Electric fire. Patio doors to rear.

Kitchenette

Stainless steel sink. Free standing cooker. Space for washing machine. Window to front.

Annex Bedroom

Window to side.

Bathroom

Pedestal wash hand basin. W.C. Panelled bath with shower over. Window to side.



**Entrance**

Laminate flooring.

Kitchen

Stainless steel sink. Space for Range style cooker. Plumbed for dishwasher. Laminate flooring. Window to side and rear.

Lounge

Gas fireplace, open to Dining room. Laminate flooring. Window to front.

Dining Room

Laminate flooring. Window to front.

Bedroom Three - Downstairs

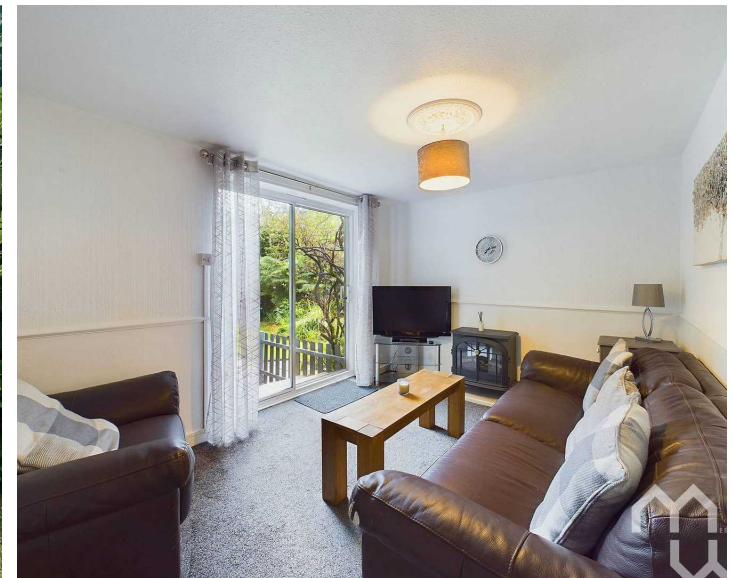
Laminate floor, window to rear.

GARDEN

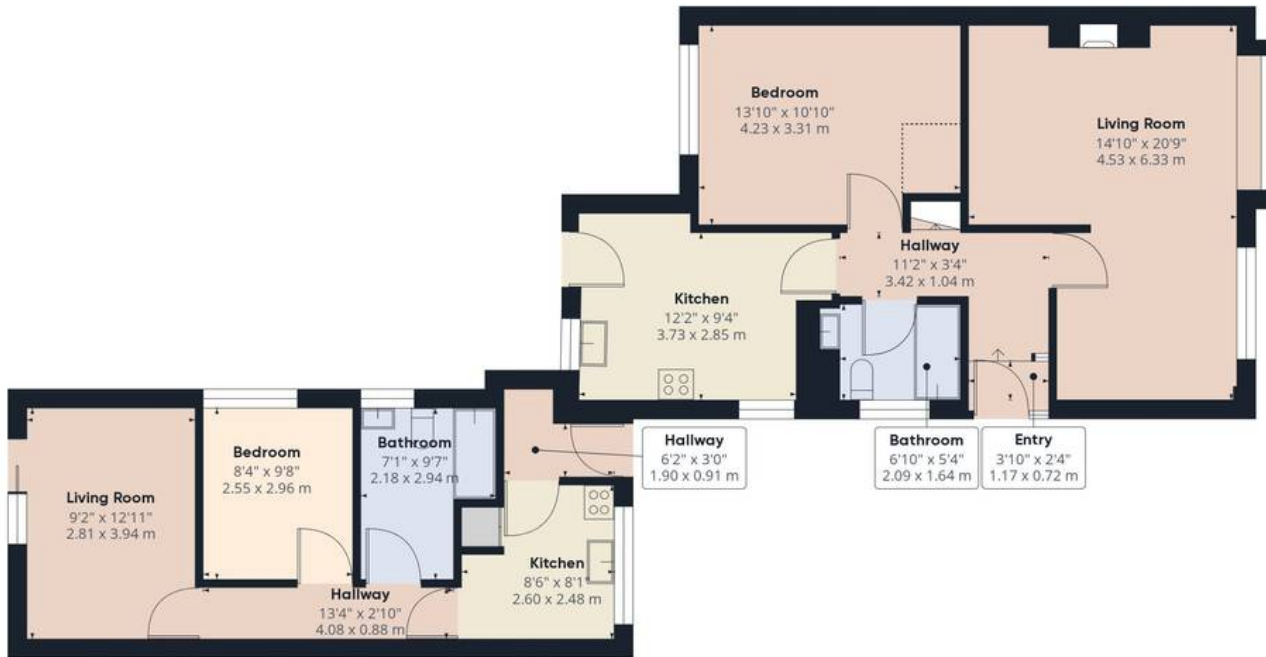
Large South facing rear garden. Workshop.

CAR PORT

4 Parking Spaces







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1395.97 ft²
129.69 m²

Reduced headroom

43.81 ft²
4.07 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Ready to make your next move? Let us help you find your dream home.

With over 20 years' experience in the North West property market we know what it takes to match buyers with sellers. After all, that's why this brochure is now in your hands!

We are streets ahead of our competitors because we know what it takes to make your move smooth, stress free and profitable.

Looking to list your property?

Thanks to our unique selling models and team of dedicated MovingWorks Property Partners, we combine a forward-thinking and technology-driven approach with a genuinely personal touch.

Why not call us on 01772 615550 now?

Introducing MWConcierge

Helping you take the time and stress out of mortgages, conveyancing, removals and more.

We understand that no matter how experienced you are at buying and selling properties, the to-do list can often be daunting at the start of any move. Let us take the hassle out of many of those challenging tasks and make your move that little bit smoother with MWConcierge.

Our awards and accreditations

MovingWorks is proud to have won not one but two British Property Gold Awards in recent years, demonstrating our best-in-class service and commitment to excellence. As registered members of The Property Ombudsman and NAEA Propertymark estate agents we are also able to demonstrate that we adhere to the highest industry standards, providing our clients with genuine peace of mind.

