



LAWRENCE ROONEY
ESTATE AGENTS

**31 Tillage Close, Walmer Bridge,
Preston, Lancashire PR4 5BZ**

£285,000

31 Tillage Close, Walmer Bridge, Preston, PR4 5BZ

Modern detached property positioned within a peaceful cul- de-sac close to the amenities of Walmer Bridge

- Modern Detached Property
- Three Bedrooms
- Cul-de-Sac Location
- Dining Area & Modern Kitchen
- Bathroom & En-Suite
- Detached Garage
- Enclosed Rear Garden
- Council Tax Band D

This fabulous modern detached property is positioned within a peaceful cul-de-sac that forms part of this highly sought after Redrow development. A superb family home as only a short walk from the amenities, transport links and reputable primary school. The well presented living accommodation is arranged over ground and first floors briefly comprising: entrance hallway, cloakroom, lounge, open plan kitchen/diner with laundry cupboard, main bedroom has an en-suite shower room, two further bedrooms and a three piece bathroom. Outside driveway with access to a detached garage, the fully enclosed rear garden features a large raised deck with gazebo ideal for outdoor entertaining. This property has double-glazing and is warmed via a gas fired central heating system. Viewing is highly advised.

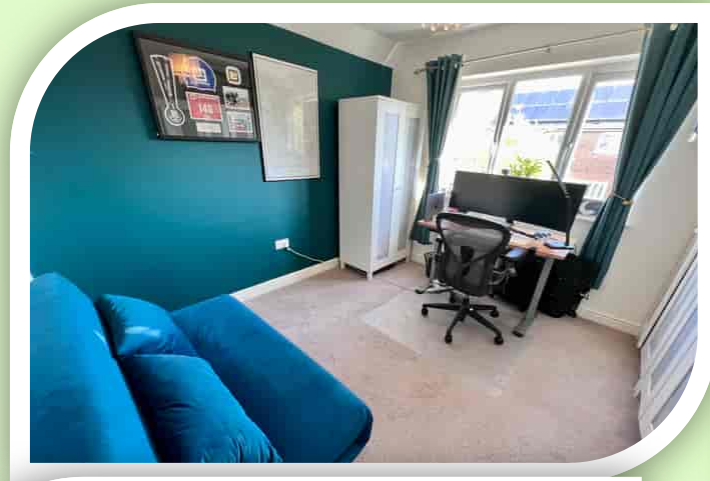




GROUND FLOOR

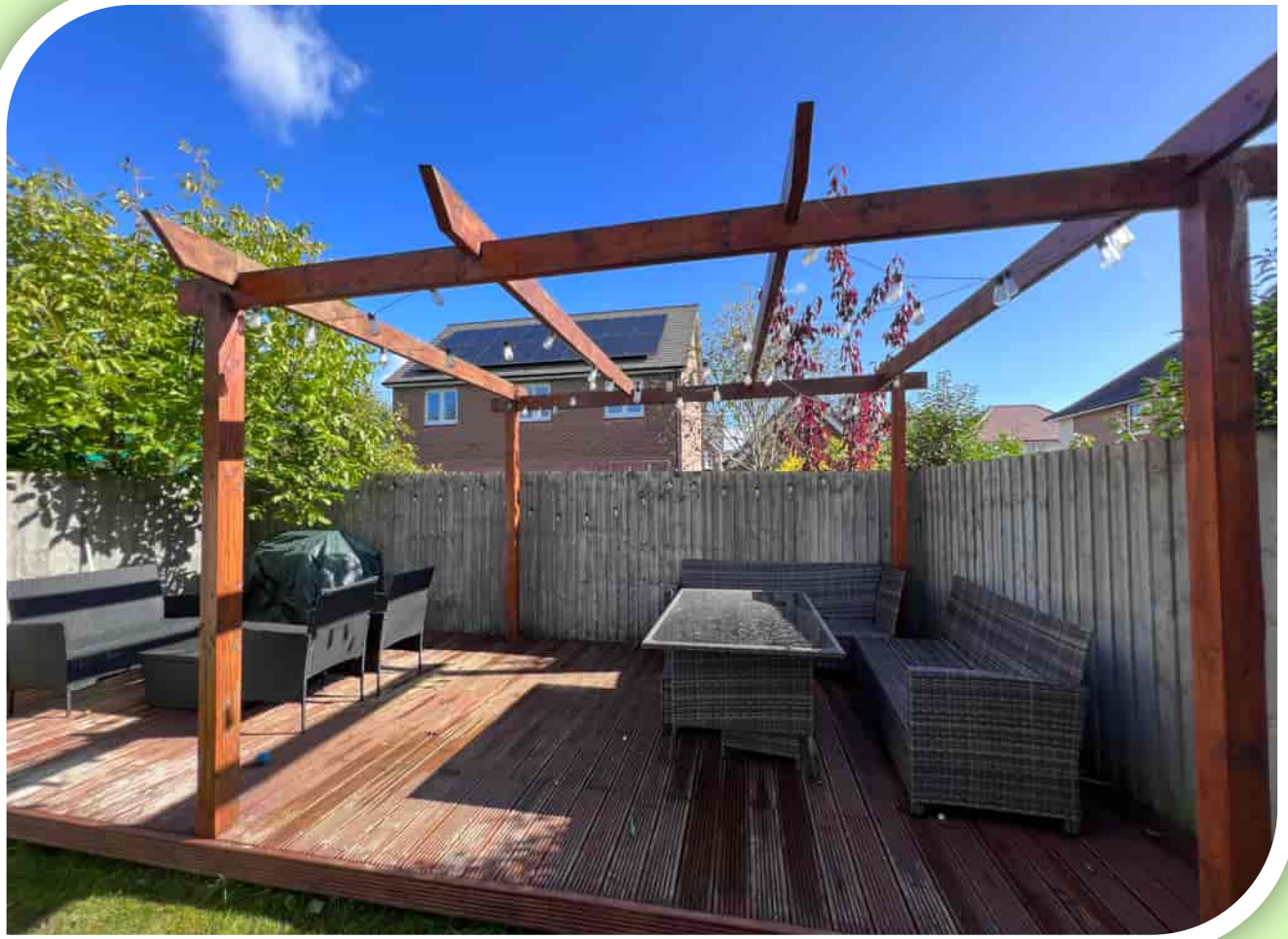
The accommodation begins with the entrance hall having stairs up to the first floor with storage under, radiator, side window and access to a two piece ground floor W.C. To the left the lounge has a front window, laminate flooring, radiator and space for a wall mounted television. Spanning across the rear of the property is the open plan kitchen/diner, ideal for modern day family life this space has a kitchen fitted with an extensive range of fitted units and work surfaces to complement. Inset sink/drain, gas hob, built in oven and rear window. Open to a dining room having space for a dining table, tiled floor throughout, a set of French doors open out onto the rear garden, radiator and a useful utility cupboard with space for laundry appliances.





FIRST FLOOR

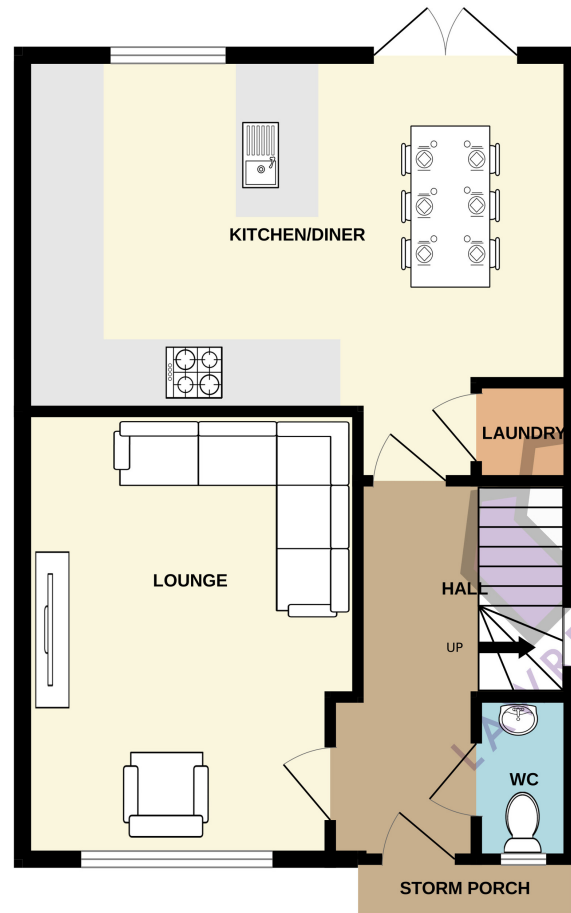
Across the first floor the private spaces are three bedrooms, en-suite and family bathroom. Access via the landing having a side window and airing cupboard. The main bedroom has a front window, radiator and access to a stylish three piece en-suite shower room, the second double bedroom is currently utilised as a home office with a rear window and radiator, the single third bedroom also has a rear window and radiator. The family bathroom is fitted with a white three piece suite comprising: panelled bath with shower over, wall hung wash hand basin and low level W.C.



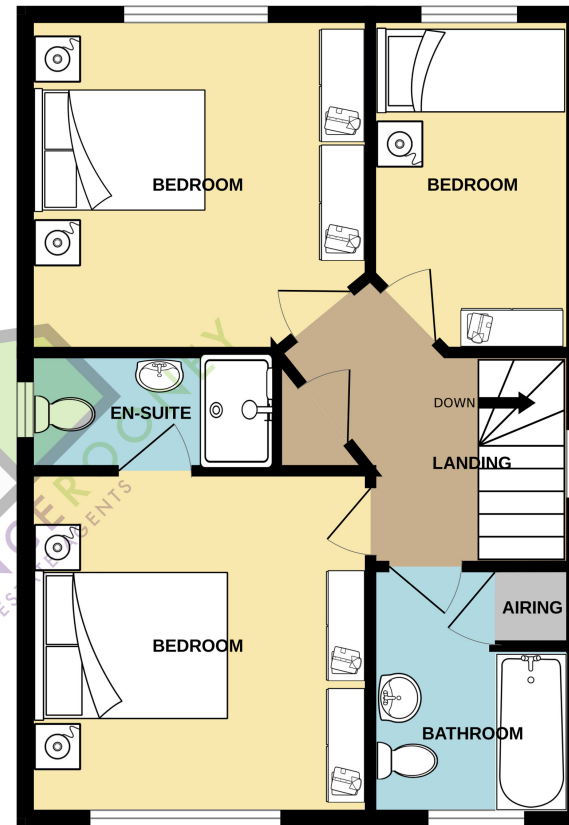
OUTSIDE

To the front paved pathway and lawn with planted border. Side driveway for off road parking and access to the detached garage. The rear garden is full enclosed with fencing, mostly laid to lawn, paved patio and the extensive rear deck with gazebo spans the full width of the garden, ideal for outdoor entertaining or relaxing.

GROUND FLOOR



1ST FLOOR




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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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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			92
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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