



LAWRENCE ROONEY
ESTATE AGENTS

18 Giller Drive, Penwortham,
Preston, Lancashire PR1 9LT

£225,000

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This traditional bay fronted semi-detached property is beautifully presented and decorated in a Boutique style that must be viewed to fully appreciate.

- Traditional Semi-Detached House
- Three Bedrooms, Two Reception
- Stylish Kitchen & Bathroom
- Driveway & Garage
- Popular & Convenient Location
- Beautifully Presented Throughout
- Council Tax Band C

This traditional bay fronted semi-detached property is beautifully presented and decorated in a 'Boutique' style that must be viewed to fully appreciate. A superb family home that offers living accommodation arranged over ground a first floors briefly comprising: entrance porch, hallway, bay fronted lounge, rear sitting/dining room, fitted kitchen, three bedrooms and a bathroom. Outside driveway for off road parking, detached garage and a fully enclosed rear garden. The property is warmed by a gas fired central heating system and benefits from double-glazing throughout. Conveniently located for access to the transport networks, local amenities and schools an internal inspection is highly advised.





GROUND FLOOR

The property is accessed via the entrance porch having an inner door into the hallway with stairs up to the first floor, radiator and a Herringbone style floor. In the under stairs space there is a useful two piece W.C. To the front of the property the principal reception room is the comfortable lounge with a bay window, gas fire within a surround, radiator and wall light points. To the rear a simply gorgeous and versatile reception space ideal as a dining or sitting room featuring a rear bay, ornate fire surround with a tiled hearth, panelled walls, wall light points, radiator and a continuation of the Herringbone style flooring. The kitchen is expertly fitted with a range of units, marble effect work surfaces to complement, inset sink/drainer, gas hob with extractor canopy over, built in oven, integrated appliances, external rear door and window.





FIRST FLOOR

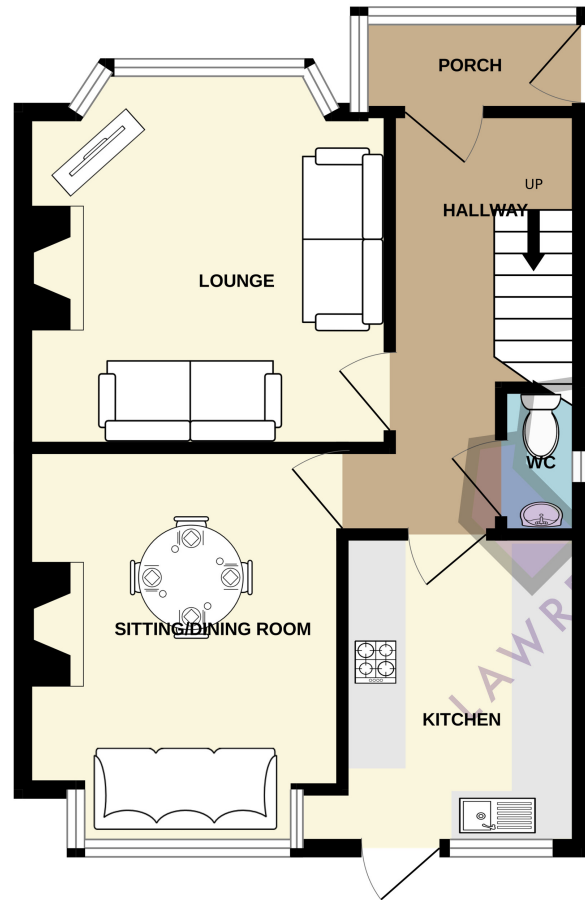
The private spaces are accessed from the landing having a side window. The main bedroom is to the front of the property with a bay window, radiator and fitted wardrobes across one wall. The second bedroom is a double and currently utilised as an home office that has a rear window, radiator and built in storage housing the central heating boiler. A third bedroom has half panelled walls, front window and radiator. Bathroom is beautifully tiled and fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C.



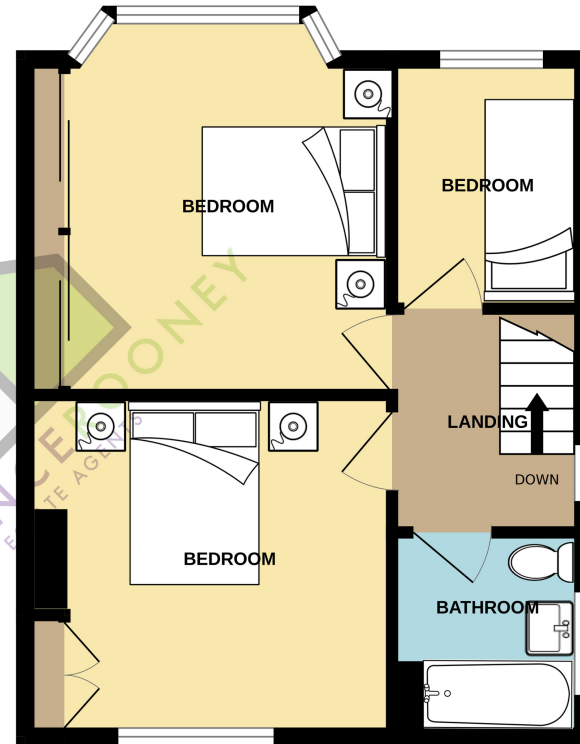
OUTSIDE

To the front paved driveway offers off road parking for two cars and access to the detached garage. Gated access into a low maintenance rear garden, paved with planted segments and fully enclosed with fencing.

GROUND FLOOR



1ST FLOOR

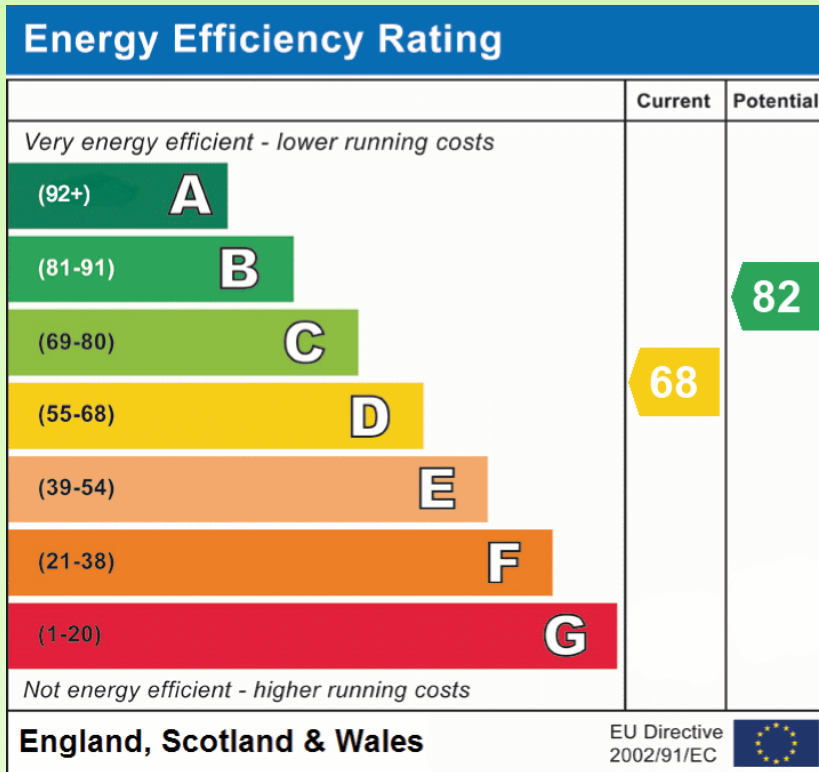


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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