



LAWRENCE ROONEY
ESTATE AGENTS

18 Grant Drive, Walmer Bridge,
Preston, Lancashire PR4 5QR

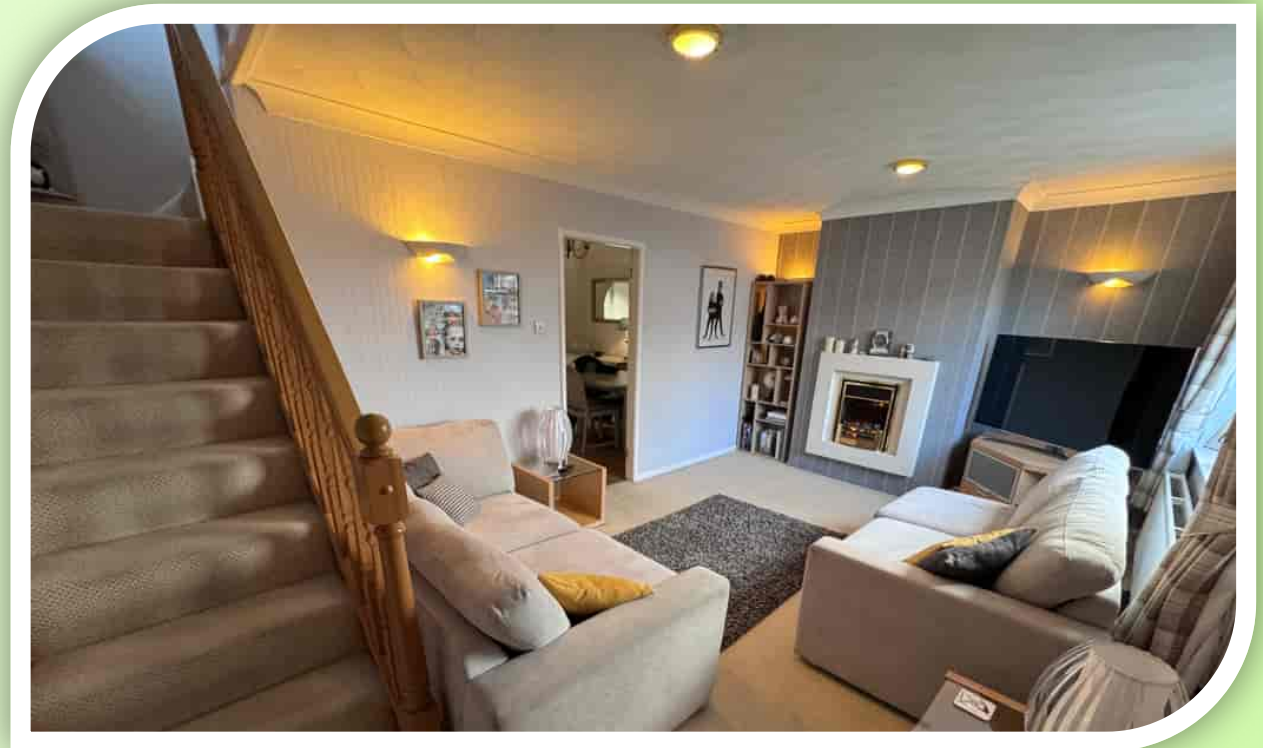
£230,000

18 Grant Drive, Walmer Bridge, Preston, Lancashire, PR4 5QR

**Well presented and extended
semi-detached property located
within this popular village**

- Extended Semi-Detached
- Three Bedrooms
- Three Reception Spaces
- Utility Room & Integral Garage
- Popular Village Location
- Double Width Driveway
- Council Tax Band C
- Superb Family Home

Well presented and extended semi-detached family home located within this popular village. This superb family home offers three bedrooms, three reception spaces and integral garage all within easy reach to the village amenities and reputable primary school. The living accommodation is arranged over ground and first floors comprising: open storm porch, entrance porch, lounge, dining room, sitting room, breakfast kitchen, useful utility room, integral garage, three bedrooms and a bathroom. Outside double width driveway to the front and a fully enclosed rear garden. This property benefits from double-glazing throughout and is warmed via a gas fired central heating system having a recently installed combination boiler.

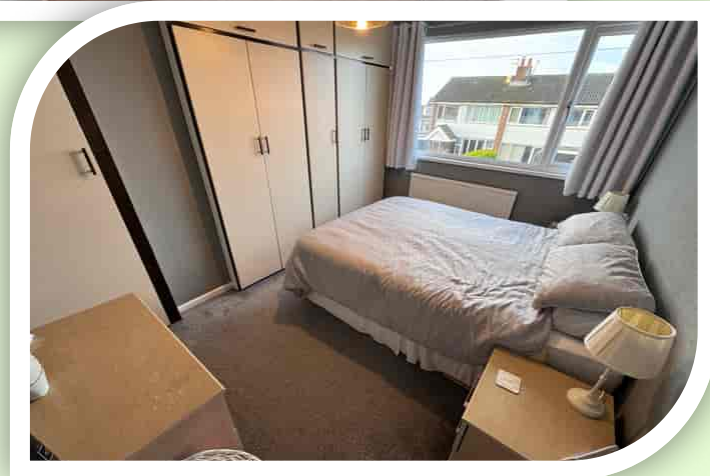
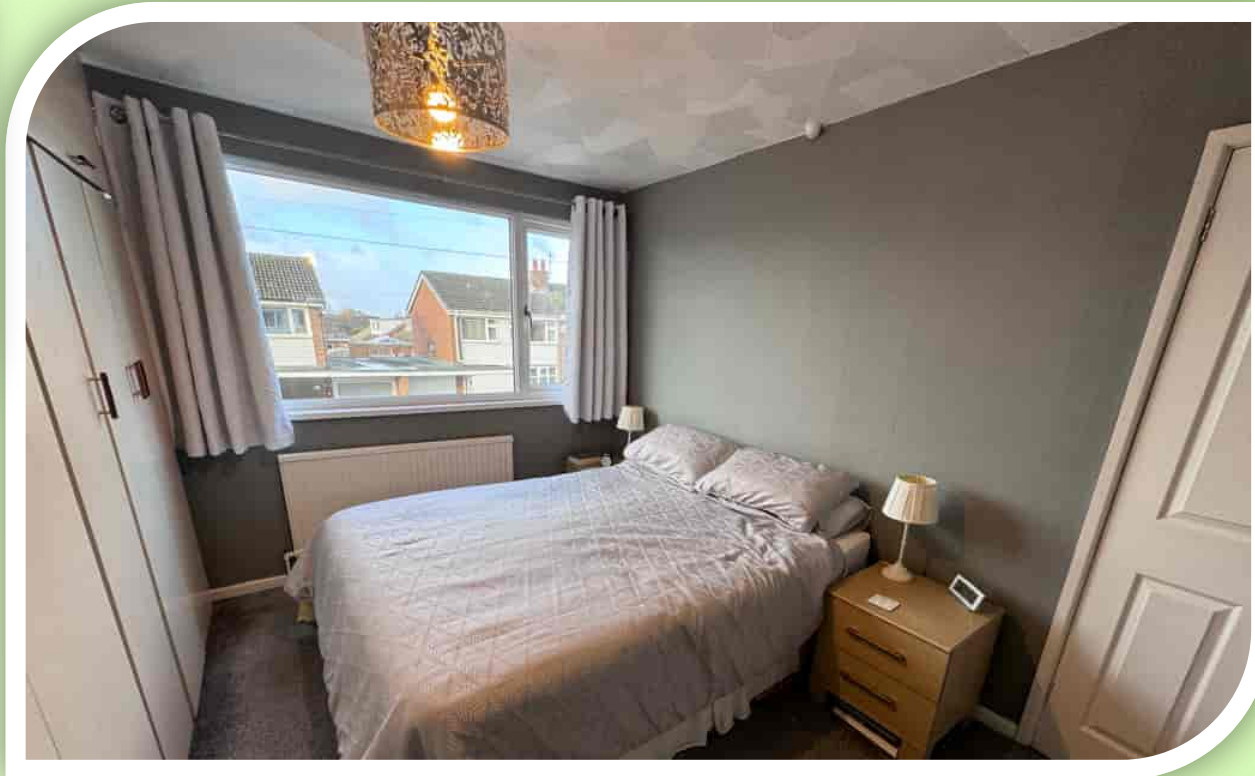




GROUND FLOOR

The property is accessed via the entrance porch with built in storage and an internal door into the lounge. This principal reception room has stairs up to the first floor, front window, wall light points and fireplace with inset electric fire. Next the dining room has an open arch through to a sitting room with sliding patio doors that open out onto the rear garden, wood effect flooring flows through and radiators for heating. The breakfast kitchen is fitted with an extensive range of units, work surfaces and breakfast bar to complement, inset sink/drain, gas hob with stainless steel splashback, built in oven, under stairs store, integrated appliances, dual elevation windows and tiled to complement. A useful utility room has an external rear door, space for laundry appliances, wall mounted central heating boiler and access into the integral garage.





FIRST FLOOR

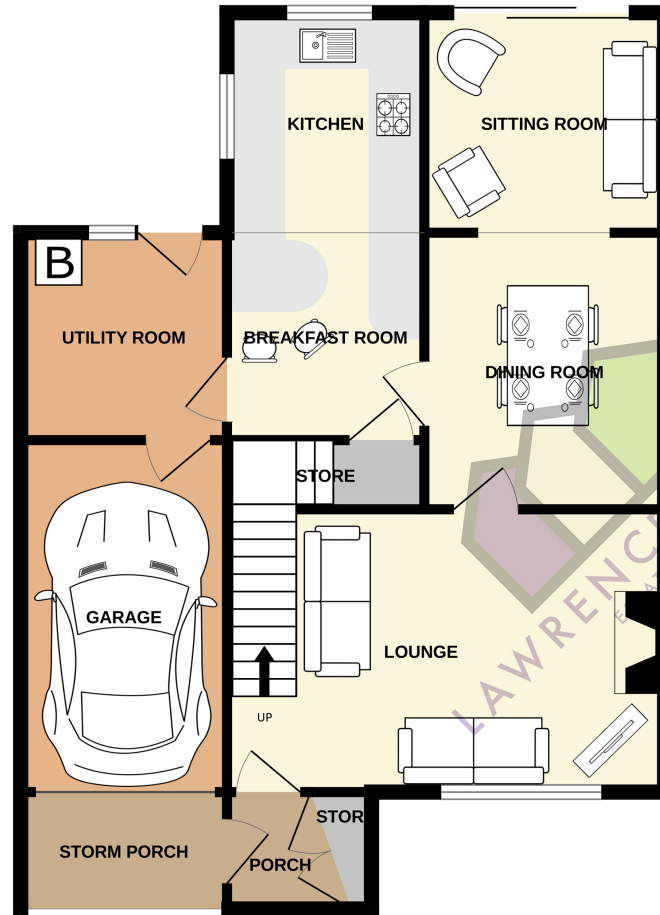
Across the first floor there are three bedrooms and a bathroom. The main bedroom is to the front of the property and has the benefit of fitted wardrobes across one wall and radiator. The second bedroom is a double and a third bedroom would be ideal as a home office. The bathroom is fitted with a modern white suite comprising: p-shaped double-end shower bath, vanity unit with wash hand basin and low level W.C. Tiled to complement, frosted rear window and towel radiator.



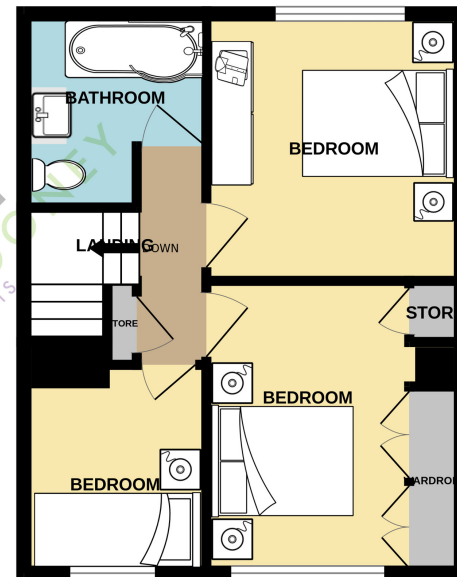
OUTSIDE

To the front double width driveway offers parking and access to the garage. To the rear a fully enclosed garden with lawn, raised vegetable planter, patio and fencing to the boundaries.

GROUND FLOOR



1ST FLOOR

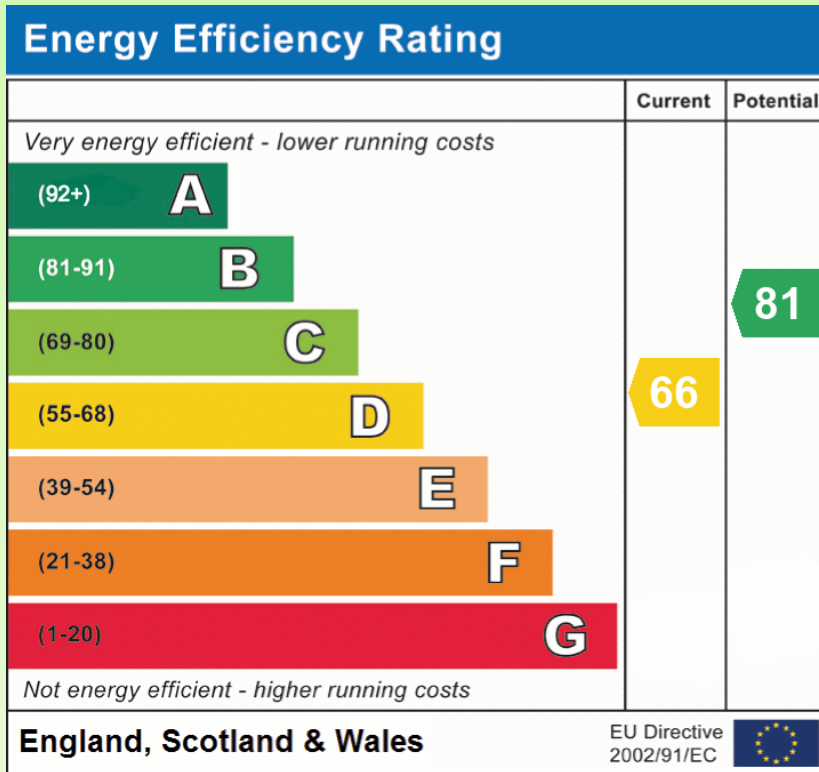


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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