



LAWRENCE ROONEY
ESTATE AGENTS

43 Liverpool Old Road, Walmer

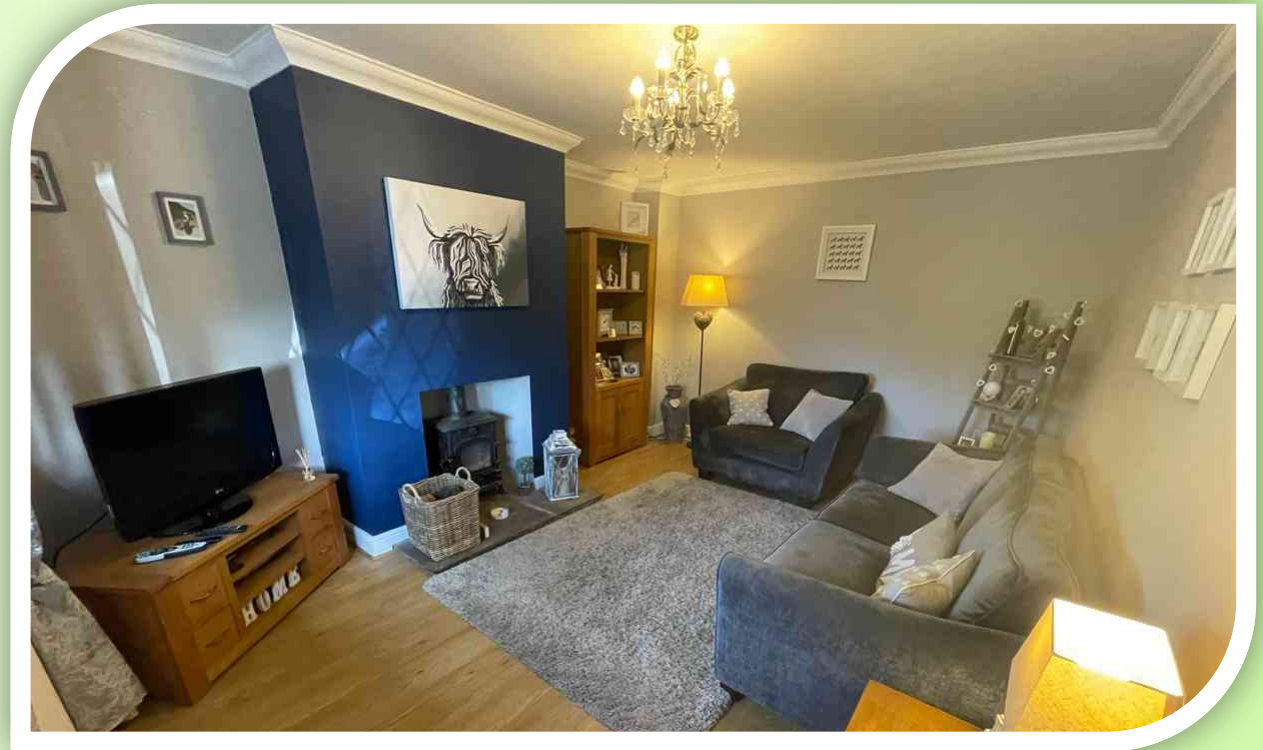
Bridge

£289,950

43 Liverpool Old Road, Walmer Bridge, Preston, Lancashire, PR45QA

- Extended Semi-Detached
- Three Bedrooms
- Close to Amenities & Schools
- Extensive Driveway & Garage
- Generous Rear Garden
- Large Dining Kitchen
- Stylish Modern Bathroom
- Pizza Oven & Barbecue

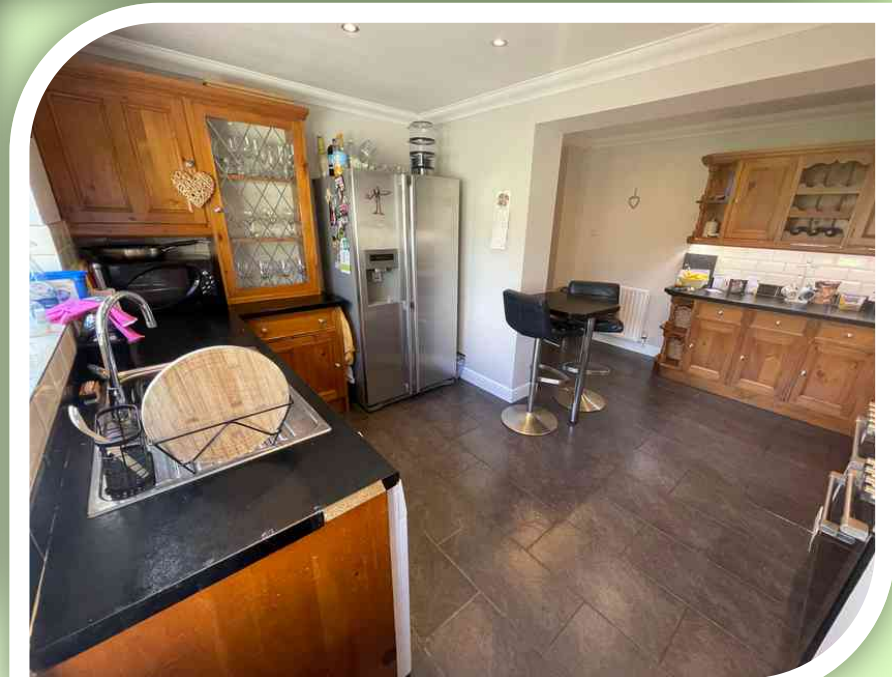
Extended semi-detached located close to the amenities and schools of Walmer Bridge. This superb family home offers three bedrooms, open plan kitchen, generous rear gardens and extensive driveway, the accommodation in full comprises: entrance hallway, lounge with a log burner, dining room, sung. open plan breakfast kitchen, three bedrooms and a modern three piece bathroom suite. Outside extensive driveway to the front offers ample off road parking spaces and access to the detached garage, at the rear a fully enclosed and low maintenance garden with a pizza oven. A very well presented family home and early viewing is highly advised.

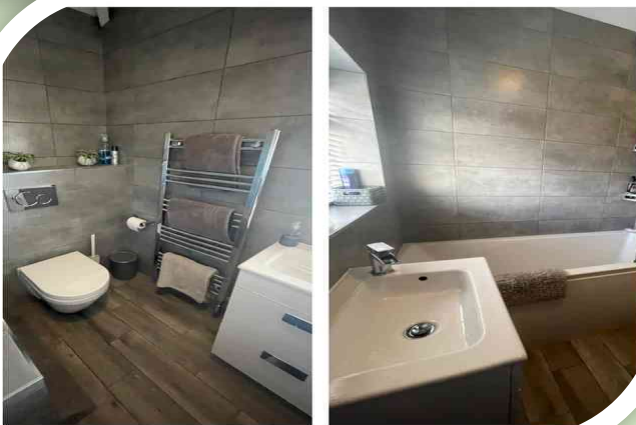




GROUND FLOOR

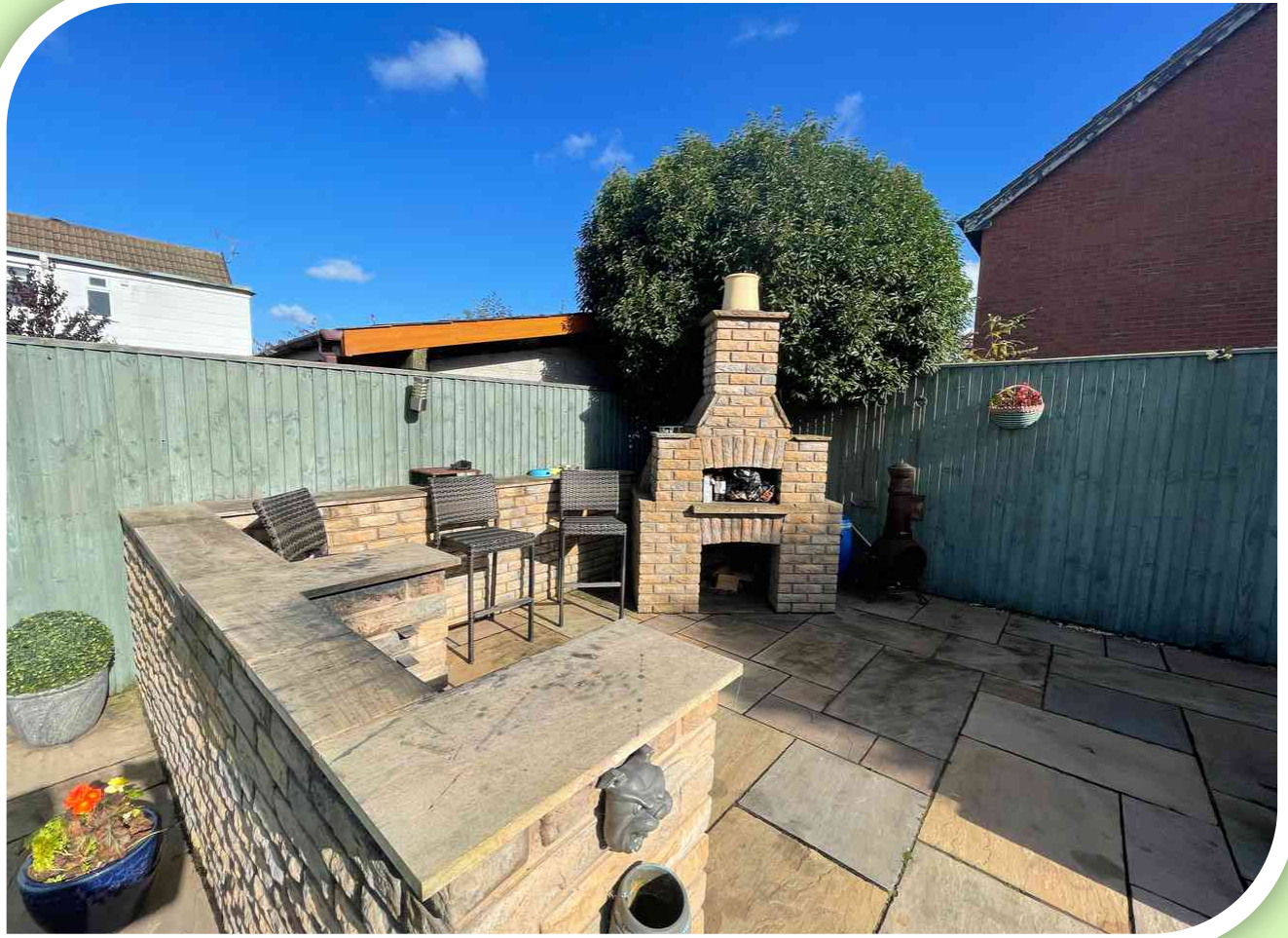
The accommodation begins with the entrance hallway with stairs up to the first floor. The principal reception room is the front lounge with an oriel style front window, wood flooring, coving and a log burning stove on a stone hearth. From the hallway doorway into a dining room, which is partially open round into the kitchen, has a double-glazed side window built in storage housing the boiler, coving, radiator and a tiled floor. At the rear a snug has double-glazed French door open out onto the rear garden, laminate flooring and radiator. Open arch way from the dining room has access into the fitted breakfast kitchen that offers a excellent range of units and contrasting work surfaces to complement , tiled recess for a cooker, inset sink/drainers, breakfast bar, space for appliances, tiled floor and access out onto the rear garden.





FIRST FLOOR

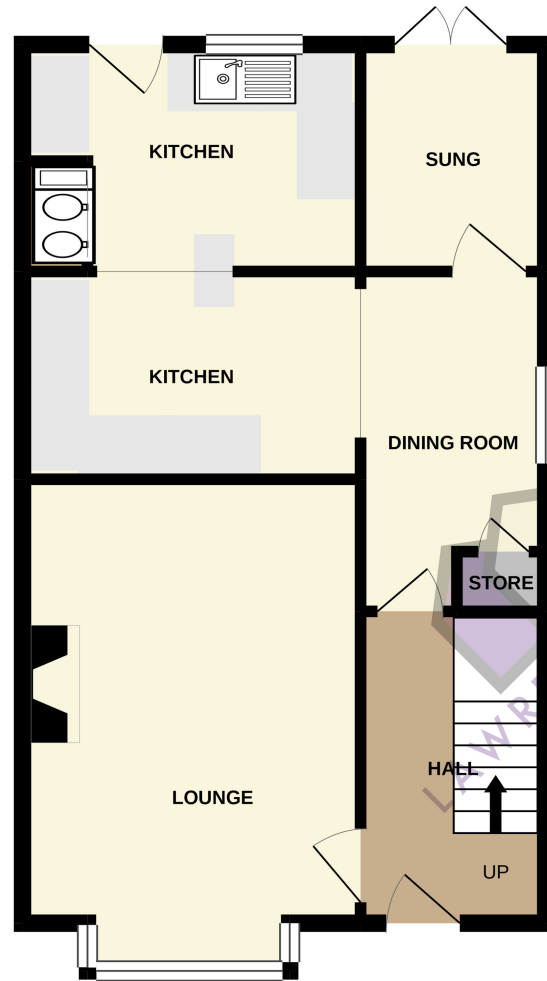
From the landing there are three bedrooms and a modern three-piece bathroom. The master bedroom is to the rear of the property having a double-glazed window, radiator, laminate flooring and fitted drawers. The second bedroom is at the front with a double-glazed window, laminate flooring, radiator, built in wardrobes and drawers. The third bedroom has a double-glazed, radiator and laminate flooring. The modern bathroom is attractively tiled, fitted with a stylish white three-piece suite comprising: panelled bath with shower over, wall mounted wash hand basin and a concealed cistern W.C.



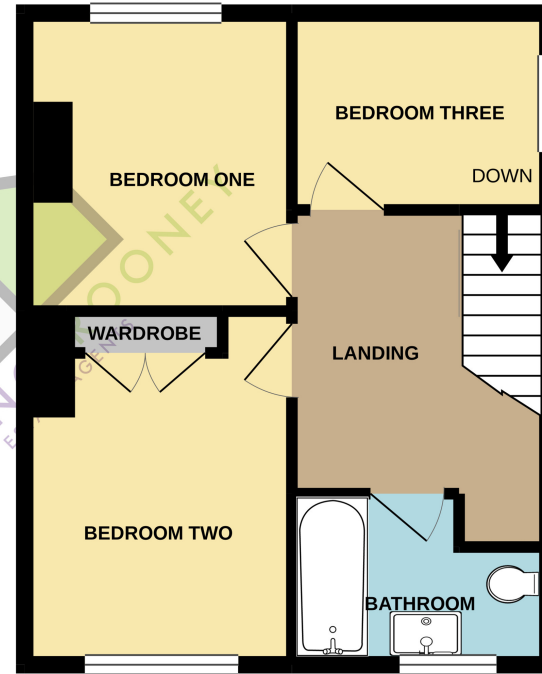
OUTSIDE

The property is set well back from the road with an extensive resin bonded driveway having space for several vehicles, cobble edge details, raised planters with slate infills for easy maintenance. At the rear the fully enclosed garden is paved, step up artificial lawn, extensive paved patio area features a stone built barbecue and impressive pizza oven ideal for outdoor entertaining.

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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