



LAWRENCE ROONEY  
ESTATE AGENTS

14 Great Gill  
Walmer Bridge  
Preston  
Lancashire  
PR4 5QP



Semi-detached true bungalow offered for sale with NO CHAIN DELAY. Positioned close to the amenities of Walmer Bridge this well maintained home comprises: side porch, hallway, lounge, modern fitted kitchen, shower room, large conservatory, main bedroom with fitted wardrobes and a second bedroom. Outside imprinted concrete driveway to the front, a low maintenance and fully enclosed rear garden. Ideal for those looking to downsize their accommodation this bungalow is warmed via a gas fired central heating system and benefits from double-glazing.

£209,950

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

## Porch

External side door, meter cupboard and inner door to:

## Hall

Solid wood flooring, loft access and built in storage.

## Lounge

10' 9" x 15' 1" (3.28m x 4.60m)

Double-glazed front window, solid wood flooring, gas fire within a wood surround, radiator and coving.

## Kitchen

8' 9" x 8' 8" (2.67m x 2.64m)

Fitted with a range of modern high gloss finish units, work surfaces and matching splashbacks to complement, inset sink/drain, built in oven, hob with extractor canopy over, integrated washing machine and dishwasher, rear window, wood effect flooring, radiator and external rear door to:

## Conservatory

16' 7" x 8' 8" (5.05m x 2.64m)

Extensive double-glazed conservatory has a tiled floor, radiator, wall light points and French doors out onto the rear garden.

## Bedroom One

9' 7" x 14' 9" (2.92m x 4.50m)

Spacious main bedroom with modern fitted wardrobes having sliding doors, further storage housing the central heating boiler, radiator, wood effect flooring and double-glazed rear window.

## Bedroom Two

8' 4" x 9' 3" (2.54m x 2.82m)

Double-glazed front window and radiator.

## Shower Room

Fitted with panelled walls for easy maintenance the shower room is accessed via a sliding door from the hall, comprising: walk in shower cubicle, vanity unit with wash hand basin and low level W.C. Double-glazed frosted side window and a tiled floor.

## Outside

To the front, imprinted concrete driveway offers ample off road parking. Gated side access to a low maintenance rear garden with hardstanding, paving, fencing the boundaries and ornamental gravel.



L A W R E N C E R O O N E Y





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