

# 71 Great Gill Walmer Bridge, Preston, Lancashire PR4 5QP

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Spacious semi-detached property positioned in the village of Walmer Bridge that boasts open views over fields to the rear. The living accommodation offers versatile and well planned living spaces briefly comprising: side porch, hallway, lounge, sitting room/study or ground floor bedroom, utility room/w.c, fitted kitchen being open plan to a dining room or sitting room, three double bedrooms and a stylish four piece family bathroom to the first floor. The property is warmed by a gas fired central heating system and benefits from double-glazing throughout. Outside driveway, detached garage with cabin at the rear and gardens to the front and rear. A superb family home positioned within easy reach of the amenities of Walmer Bridge and primary school. Viewing highly advised.

£255,000

## **Entrance Porch**

Double-glazed side door and inner door to:

## Hallway

Access to the ground floor rooms and under stairs storage.

# Sitting/Study/Bedroom

8' 5" x 9' 3" (2.57m x 2.82m)

Versatile room ideal as a sitting room, home office or further bedroom if required having a double-glazed front window and radiator.

## Lounge

10' 6" x 14' 9" (3.20m x 4.50m)

Double-glazed front window, hole in wall style gas fire, coving, recessed spotlights, radiator and wood flooring.

# Utility/W.C

Double-glazed frosted side window, space for laundry appliances, wall mounted boiler, radiator, wash hand basin and low level W.C.

### Kitchen

8' 7" x 8' 8" (2.62m x 2.64m)

Wall, drawer and base units, work surfaces to complement, built in oven, gas hob with extractor canopy over and a stainless steel splashback, breakfast bar, inset sink/drainer, double-glazed rear window, space for appliances and tiled splashbacks. Open into:

# Sitting/Family/Dining Room

10' 1" x 11' 3" (3.07m x 3.43m)

Double-glazed single patio door with full height glazed side panels, stairs to the first floor, radiator and wood flooring.

# Landing

Access to the first floor rooms.

#### **Bedroom One**

10' 0" x 11' 9" (3.05m x 3.58m)

Double-glazed front window, storage cupboard and radiator.

#### **Bedroom Two**

9' 0" x 12' 0" (2.74m x 3.66m)

Double-glazed front window, built in storage cupboard and radiator.

#### **Bedroom Three**

10' 11" x 8' 8" (3.33m x 2.64m)

Double-glazed rear window offers a pleasant view over to the fields and radiator.

## **Bathroom**

Stylish four piece bathroom incorporates a shower enclosure with glass screen and tiled feature, double end bath, pedestal wash hand basin and low level W.C. Double-glazed frosted rear window, tiling to complement, 'Karndean' flooring and ladder towel radiator.

#### Gardens

To the front is a driveway for parking and to access the garage at the rear. The rear garden has a corner patio, artificial grass, paved pathways, detached garage with useful cabin attached and fencing to the boundaries.





















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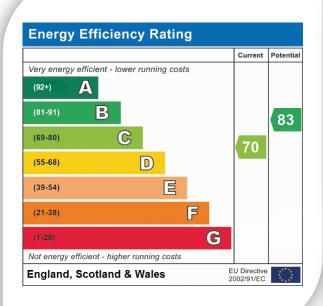
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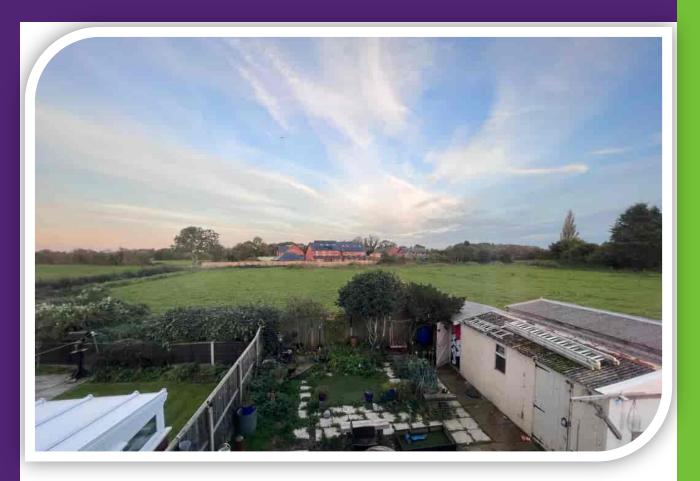
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