



LAWRENCE ROONEY
ESTATE AGENTS

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



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

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

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/drain, 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR

1ST FLOOR



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