



LAWRENCE ROONEY
ESTATE AGENTS

17 School Street, Walmer Bridge,
Preston, Lancashire PR4 5QH

£175,000

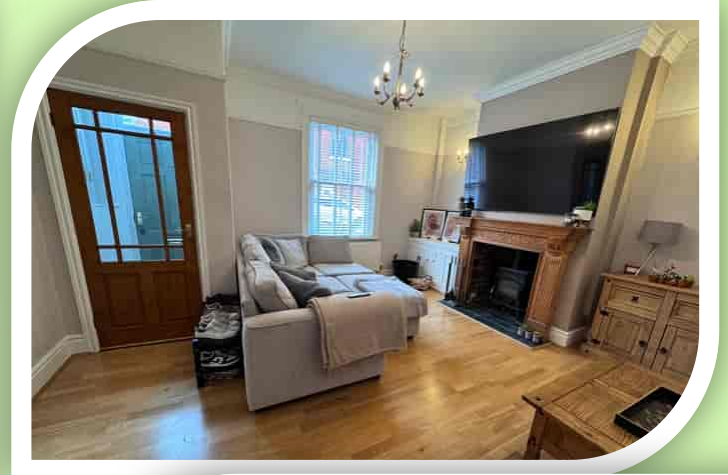
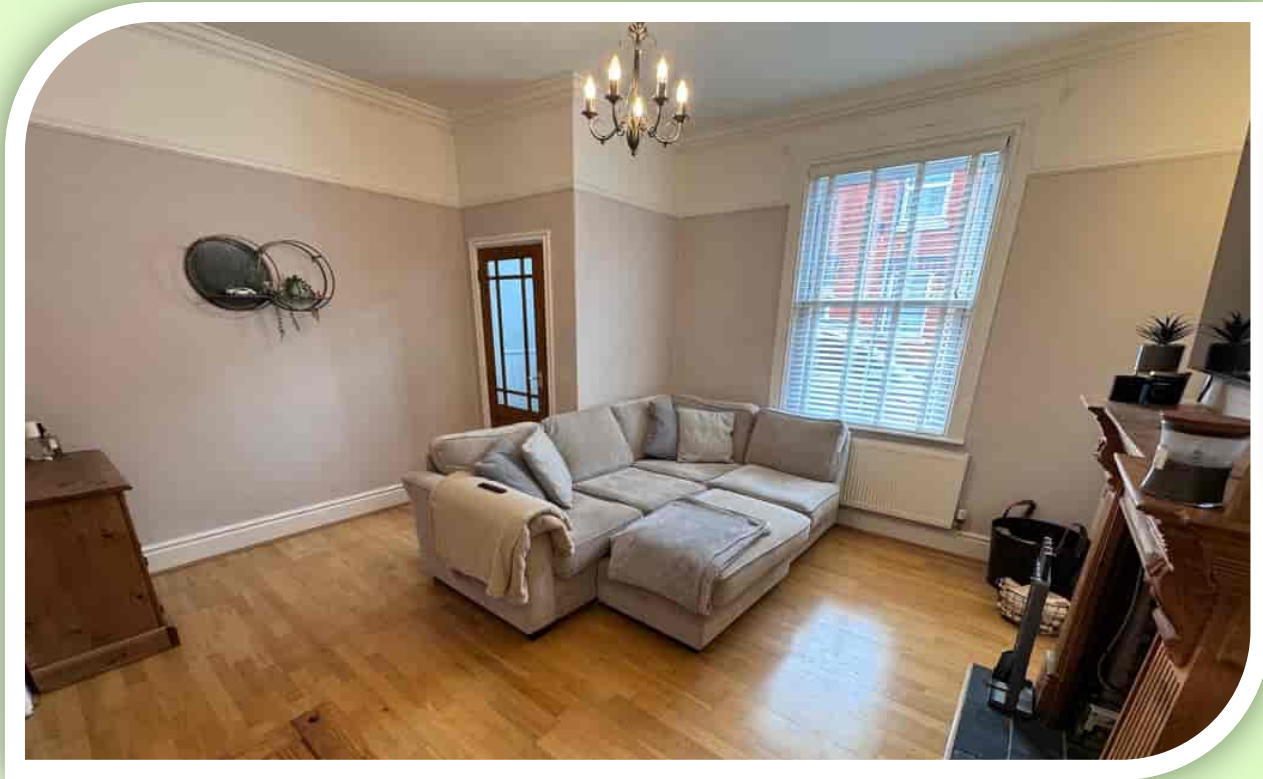
17 School Street, Walmer Bridge, Preston, Lancashire, PR4 5QH

Charming and beautifully presented mid terraced property positioned close to the village amenities of Walmer Bridge.

- Beautifully Presented Home
- Three Bedrooms
- Stylish Shower Room
- Lounge With Log Burner
- Dining/Sitting Room
- Useful Garden Room/Office/Gym
- Close to The Village Amenities
- Council Tax Band B

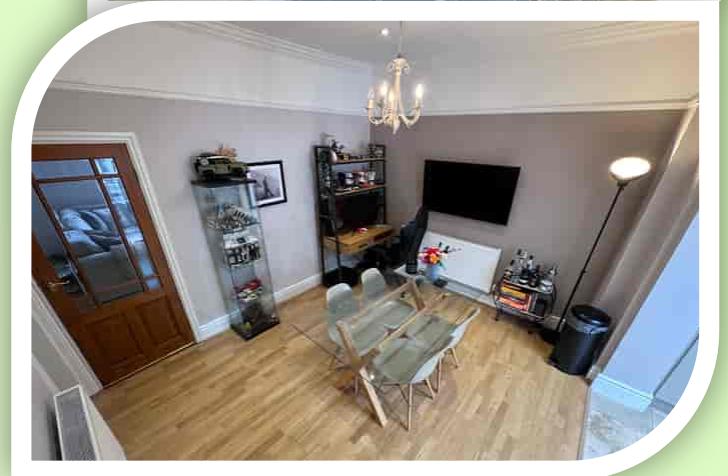
Charming and beautifully presented mid terraced property positioned close to the village amenities of Walmer Bridge. Ideally placed for access to the shops and local primary school this property has living spaces arranged over ground and first floors briefly comprising: entrance vestibule, lounge with a log burner, dining room/sitting room with an open archway into a modern fitted kitchen, three bedrooms and a shower room to the first floor. Outside at the rear is an enclosed garden area with lawn, patio area and a useful garden room ideal as a home office/hobby room or gym. The property is warmed by a gas fired central heating and benefits from double-glazing throughout. Perfect as a first time buy, an internal inspection is highly advised to fully appreciate this stunning property.



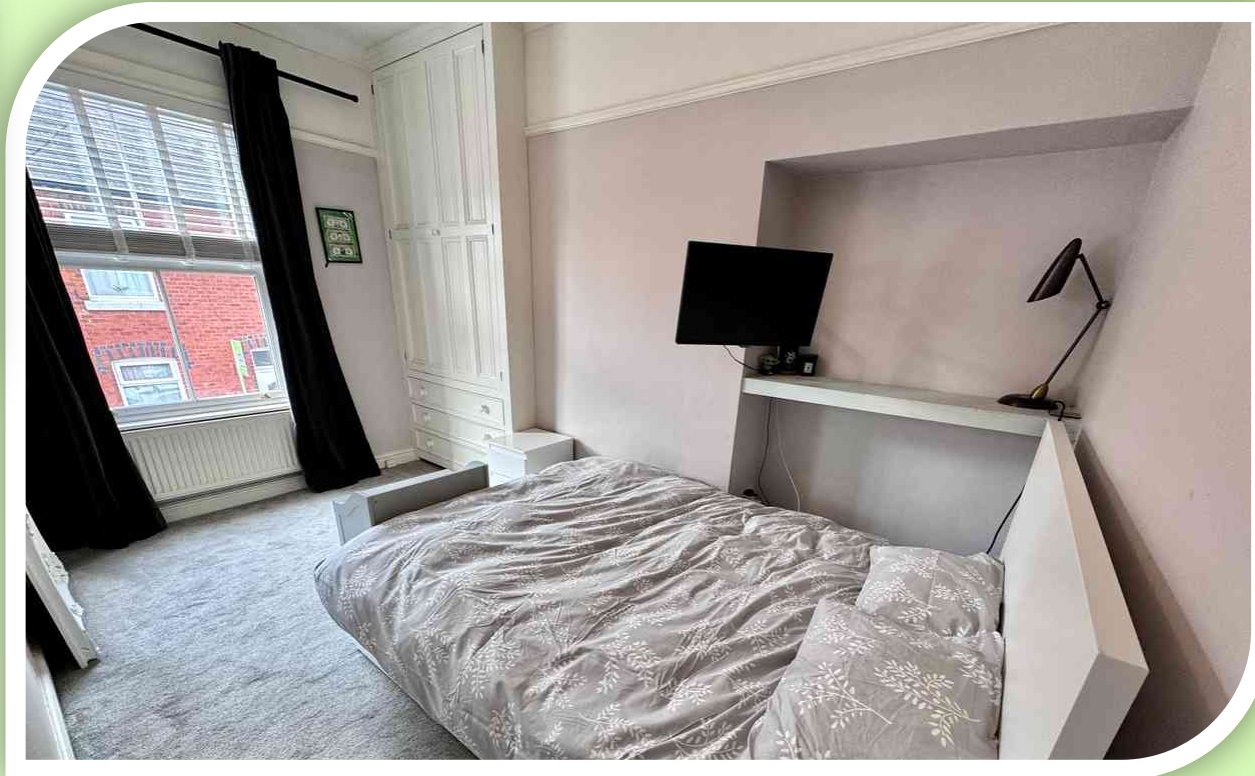
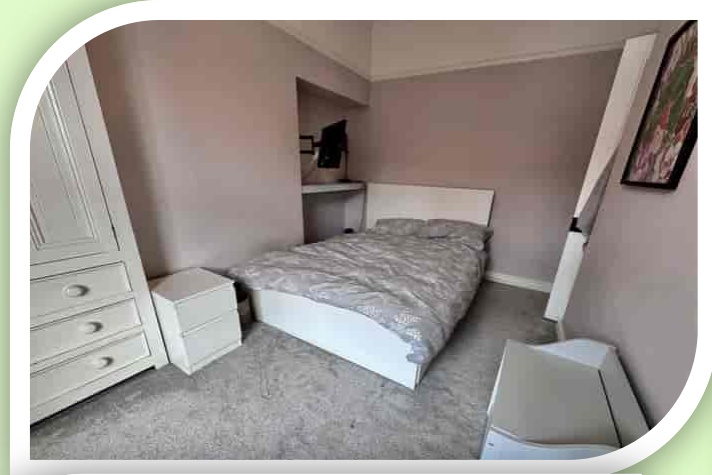


GROUND FLOOR

Access to the property is via the entrance vestibule with an attractive tiled floor and an inner opens into the lounge. This cosy reception room has double-glazed sash window to the front elevation, log burning stove sits with a recess with an ornamental wood surround, alcove store, wall light points coving, picture rail and wood flooring. The next reception space is a versatile dining/sitting room having stairs up to the first floor with store under, wood flooring, coving, picture rail, radiator and an open archway into a modern fitted kitchen. Fitted with an excellent range of units the kitchen is flooded with natural light through three Velux roof lights, to a panelled ceiling, wood effect work tops to complement, inset sink drainer, external rear door, tiled floor, rear window, integrated slimline dishwasher, space for other appliances and a tiled floor.







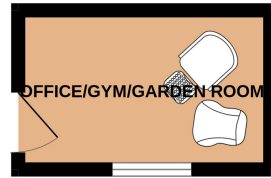
FIRST FLOOR

At the first floor the private spaces comprise three bedrooms and recently installed stylish shower room. The main bedroom has a double-glazed sash front window, radiator, picture rail and built in wardrobes to the alcove. A second bedroom has a rear window, built in cupboard houses the central heating boiler and radiator. Perfect as a nursery or office the third bedroom has a front window, radiator and picture rail. Recently installed is a modern shower room with step in shower area, pedestal wash hand basin and low level W.C. Expertly tiled elevations, ladder towel radiator and a frosted rear window.



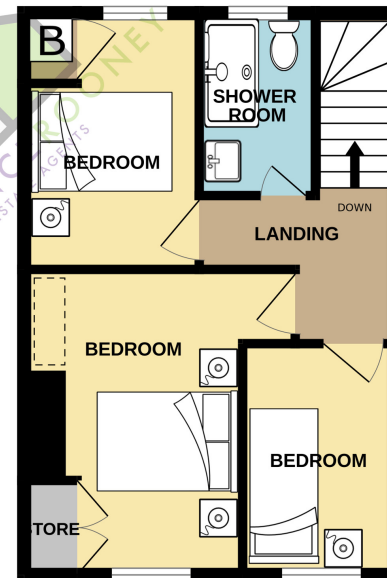
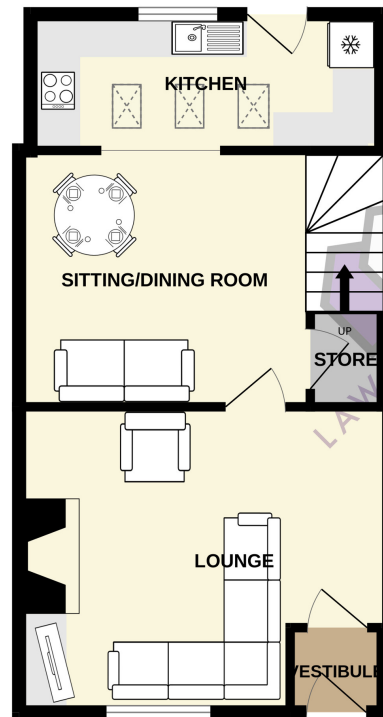
OUTSIDE

To the rear a fully enclosed garden features a lawn, extensive paved patio area and a versatile outbuilding perfect as a home office, gym or for 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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PLEASE NOTE: Lawrence Rooney Estate Agents have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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