



LAWRENCE ROONEY
ESTATE AGENTS

3 Rockburgh Crescent, Walmer
Bridge, Preston, Lancashire PR4

£260,000

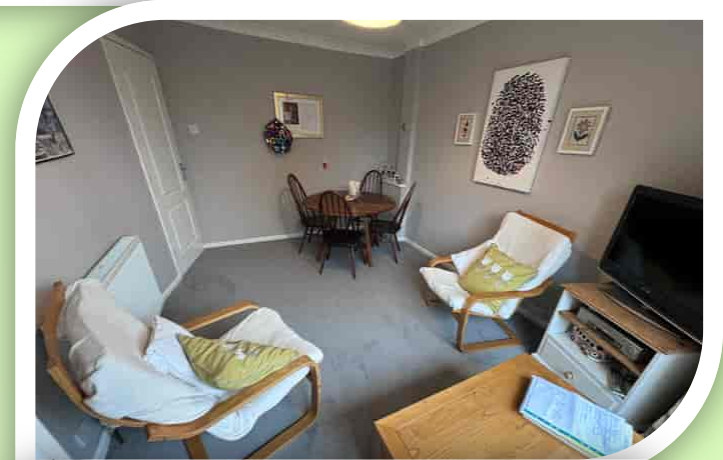
3 Rockburgh Crescent, Walmer Bridge, Preston, Lancashire, PR4 5RD

**Skillfully extended family home
located within this sought after
village close to a reputable
primary school and amenities.**

- Skillfully Extended Semi-Detached
- Three Double Bedrooms
- Two Receptions
- En-Suite & Bathroom
- Popular Village Location
- Superb Family Home
- Versatile Living Accommodation

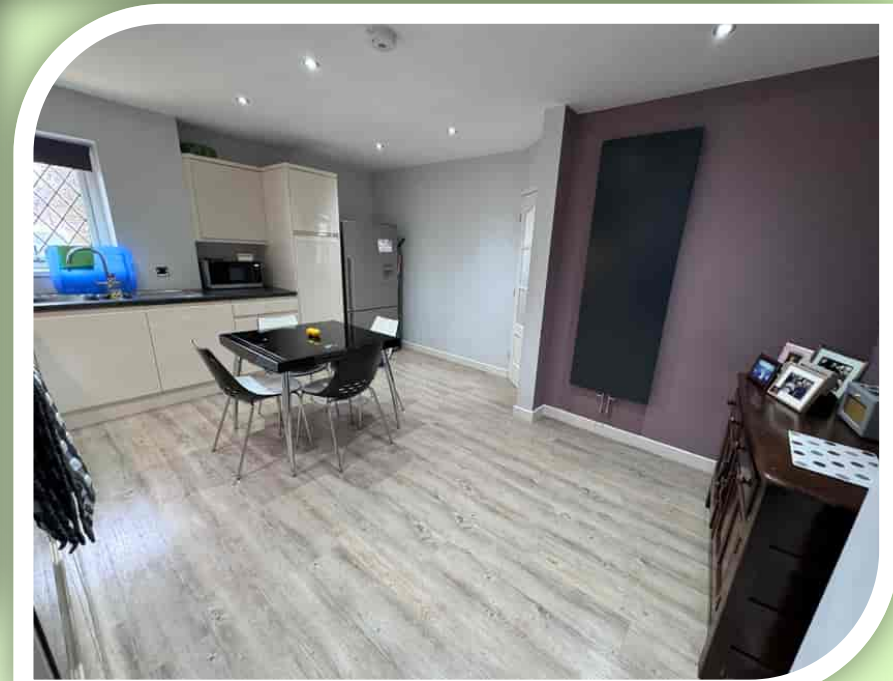
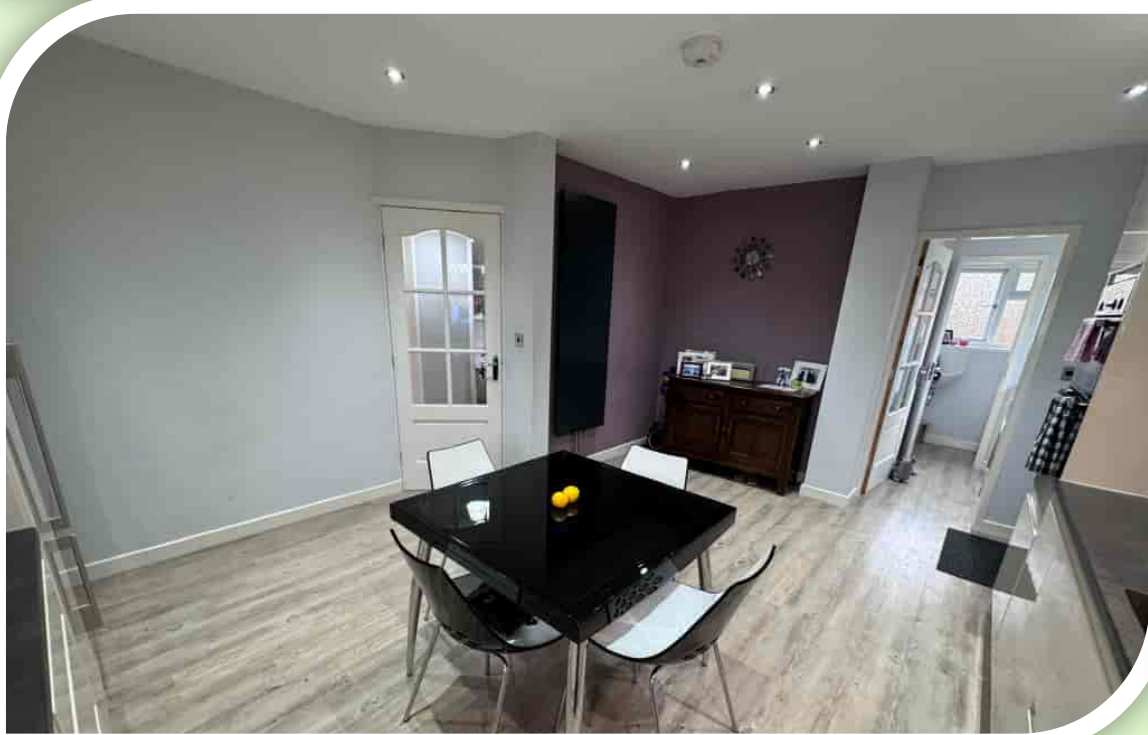
Skillfully extended property positioned in the popular village of Walmer bridge, this property is close to the transport links, local amenities and reputable primary school. This superb family home offers versatile living accommodation arranged over ground and first floors briefly comprises: entrance hallway, lounge, inner hall, rear dining/sitting room, modern fitted kitchen, utility room, cloakroom, three double bedrooms, en-suite shower room and family bathroom. Outside, driveway to the front with garden area and garden to the rear with patio and timber sheds. This home is warmed via a gas fired central heating system and benefits from double-glazing throughout. An internal inspection is highly recommended.





GROUND FLOOR

Access to the property is via the entrance hallway having an external front door, Karndean flooring, storage and door into the lounge. This principal reception room has an oriel style front window, gas fire set within a modern surround, wood effect Karndean flooring and radiator. Internal door into the inner hallway for access to the further accommodation. Across the hallway is the open plan kitchen diner, fitted with a range of modern high gloss finish units, contrasting work surfaces to complement, inset sink/drainer, hob with extractor over, built in double oven, front window, Karndean flooring, vertical radiator and external side door. Just off the kitchen a useful utility room, with access to a ground floor W.C, fitted with a range of base units, inset sink drainer and space for laundry appliances. At the rear of the property a dining/sitting room has sliding patio doors out onto the rear garden, radiator and maybe use as a further bedroom if required. An office with a rear window provides access to the first floor via a staircase with space for a desk under.





FIRST FLOOR

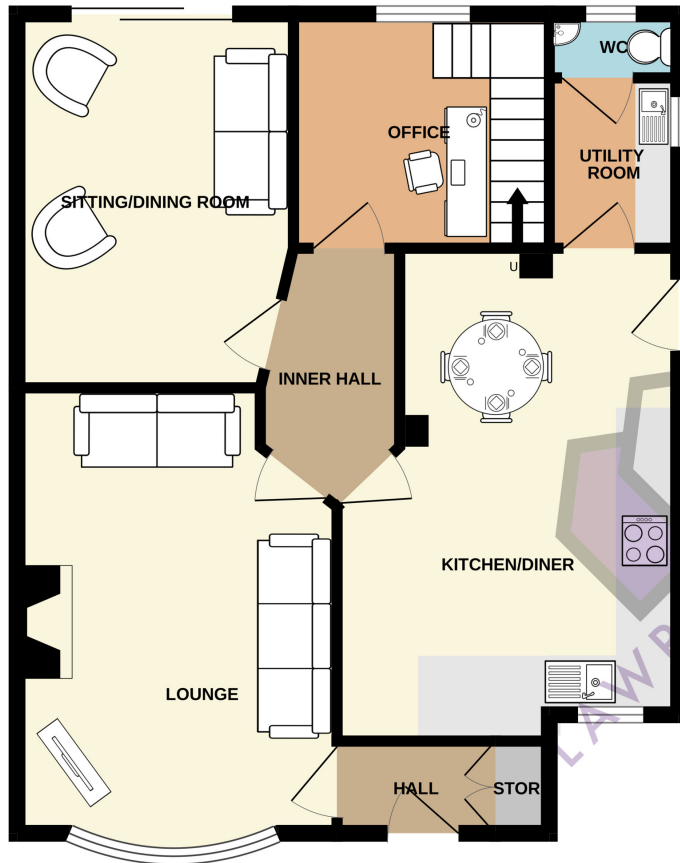
At the first floor there are three double bedrooms, en-suite shower room and family bathroom. The spacious main bedroom has a front window, radiator and built in wardrobes with mirrored sliding doors to one wall. Access to a three piece en-suite shower room comprising: step in corner shower cubicle, wall mounted wash hand basin and low level W.C. The two further bedrooms both are to the rear of the property having rear windows and radiators. The family bathroom is fitted white three piece suite that comprises panelled bath with shower over, wall mounted wash hand basin and low level W.C, frosted rear window and a useful storage area with Velux roof light to the front.



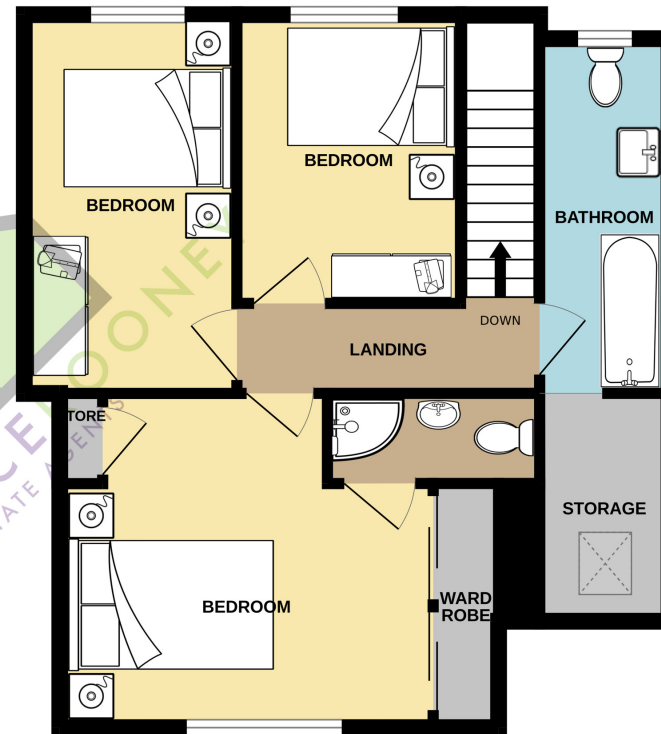
OUTSIDE

To the front lawn with planted border, driveway gas space for two vehicles in tandem and hedging/fencing to the boundaries. The rear garden is arranged over two levels, a paved patio steps up to a lawn area, fencing to the boundaries and timber sheds for storage.

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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