



LAWRENCE ROONEY
ESTATE AGENTS

21 Tillage Close, Walmer Bridge,
Preston, Lancashire PR4 5BZ

£255,000

21 Tillage Close, Walmer Bridge, Preston, PR4 5BZ

Beautifully appointed modern semi-detached family home located within this popular village location positioned within a short walk to the local amenities and reputable primary schools.

- Modern Semi-Detached
- Beautifully Appointed Throughout
- Three Bedrooms
- Bathroom & En-Suite
- Detached Garage & Driveway
- Sought After Village Location
- Council Tax Band C

Beautifully appointed modern semi-detached family home located within this popular village location. Positioned within a short walk to the local amenities and reputable primary schools this superb property offers three bedrooms, stylish dining kitchen, en-suite shower room, enclosed rear garden and a detached garage. The living accommodation is arranged over ground and first floors briefly comprising: open porch, entrance hallway, cloakroom, bay fronted lounge, open plan dining kitchen, main bedroom with an en-suite shower room and built in wardrobes, two further bedrooms and family bathroom. Outside there is a side driveway for parking and access to the detached single garage, to the rear a fully enclosed garden area. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout. An internal inspection is highly advised.





GROUND FLOOR

Access to the property is via the open porch and into the entrance hall. The hall has access to the ground floor cloakroom and staircase leads to the first floor having a useful laundry cupboard under. The bay fronted lounge is the principal reception space offering stylish modern decor and radiator. Across the rear of the property the open plan dining kitchen is ideal for the modern day family fitted with an excellent range of units and integrated appliances, breakfast bar and double-glazed French doors open out onto the rear garden.





FIRST FLOOR

To the first floor the private spaces are accessed via the landing with a side window, airing cupboard and loft access. The sumptuously presented main bedroom has fitted wardrobes with mirrored sliding doors and access to a stylish three en-suite shower room that comprises: walk in shower cubicle, vanity unit with wash hand basin and low level W.C. There are a two further bedrooms, the family bathroom has a feature window and is fitted with a white three piece suite comprising: panelled bath, vanity unit with wash hand basin and a low level W.C.

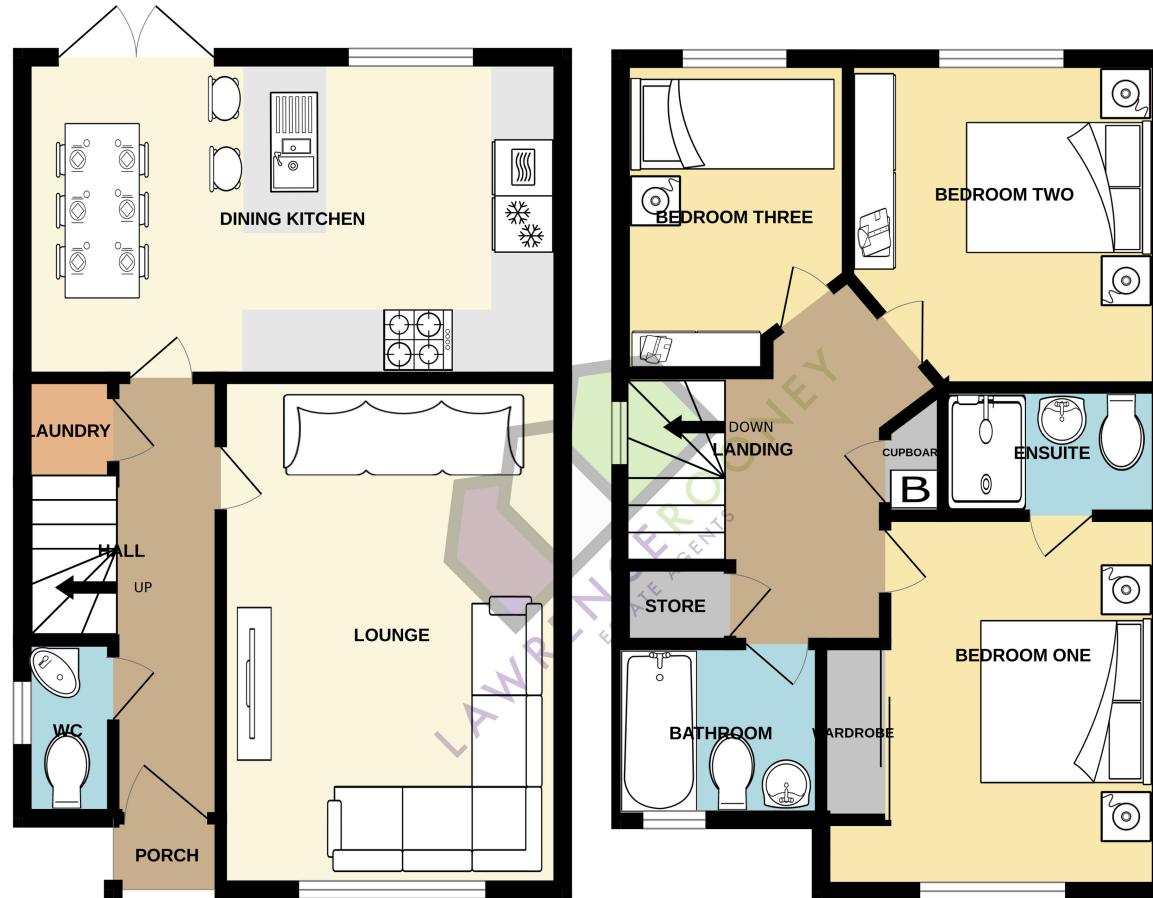


OUTSIDE

To the front lawn area and paved pathway. Side driveway has off road parking space for approximately three cars and access to the detached garage. Gated access from the driveway leads into the enclosed rear garden with a paved patio, lawn, further paved patio to the bottom corner of the garden, useful space to the rear of the garage and fencing to the boundaries.

GROUND FLOOR

1ST FLOOR

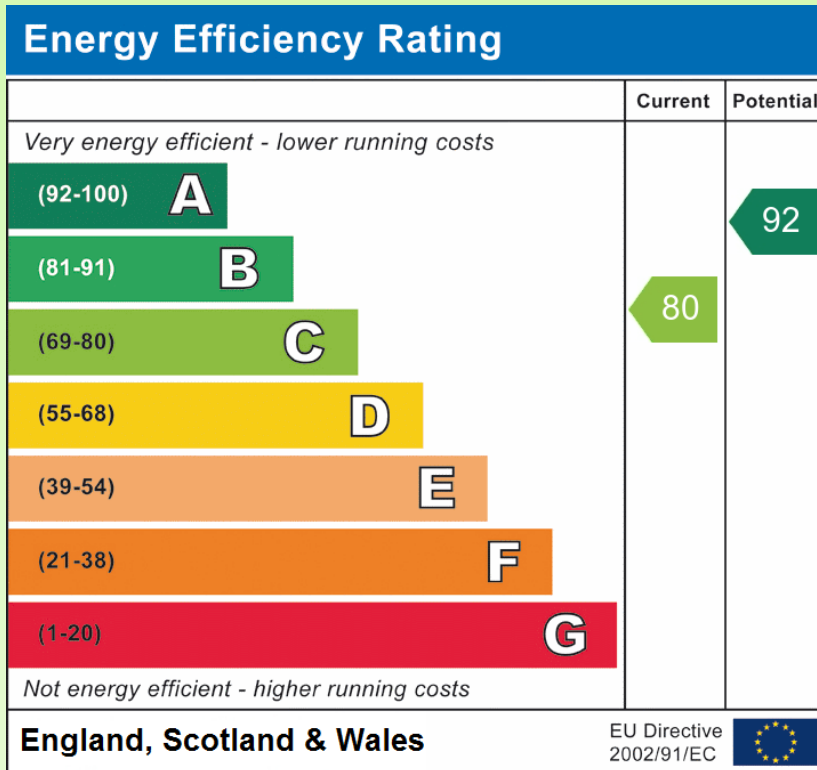


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