



Giller Drive | Penwortham | Preston | PR1 9LT

£212,000



LAWRENCE ROONEY  
ESTATE AGENTS



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Preston | PR1 9LT

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This traditional bay fronted semi-detached property is beautifully presented and decorated in a 'Boutique' style that must be viewed to fully appreciate. A superb family home that offers living accommodation arranged over ground a first floors briefly comprising: entrance porch, hallway, bay fronted lounge, rear sitting/dining room, fitted kitchen, three bedrooms and a bathroom. Outside driveway for off road parking, detached garage and a fully enclosed rear garden. The property is warmed by a gas fired central heating system and benefits from double-glazing throughout. Conveniently located for access to the transport networks, local amenities and schools an internal inspection is highly advised.

- Traditional Semi-Detached House
- Stylish Kitchen & Bathroom
- Popular & Convenient Location
- Three Bedrooms, Two Reception
- Driveway & Garage
- Beautifully Presented Throughout

## Ground Floor

The property is accessed via the entrance porch having an inner door into the hallway with stairs up to the first floor, radiator and a Herringbone style floor. In the under stairs space there is a useful two piece W.C. To the front of the property the principal reception room is the comfortable lounge with a bay window, gas fire within a surround, radiator and wall light points. To the rear a simply gorgeous and versatile reception space ideal as a dining or sitting room featuring a rear bay, ornate fire surround with a tiled hearth, panelled walls, wall light points, radiator and a continuation of the Herringbone style flooring. The kitchen is expertly fitted with a range of units, marble effect work surfaces to complement, inset sink/drain, gas hob with extractor canopy over, built in oven, integrated appliances, external rear door and window.







## First Floor

The private spaces are accessed from the landing having a side window. The main bedroom is to the front of the property with a bay window, radiator and fitters wardrobes across one wall. The second bedroom is a double and currently utilised as an home office that has a rear window, radiator and built in storage housing the central heating boiler. A third bedroom has half panelled walls, front window and radiator. Bathroom is beautifully tiled and fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C.

## Outside

To the front paved driveway offers off road parking for two cars and access to the detached garage. Gated access into a low maintenance rear garden, paved with planted segments and fully enclosed with fencing.

## Entrance Porch

## Hallway

## Cloakroom

## Lounge

11'8" x 9'10" (3.58m x 3.01m)

## Dining/Sitting Room

10'2" x 10'9" (3.10m x 3.28m)

## Kitchen

7'1" x 9'8" (2.18m x 2.95m)

## Landing

## Bedroom One

10'5" x 12'2" (3.20m x 3.71m)

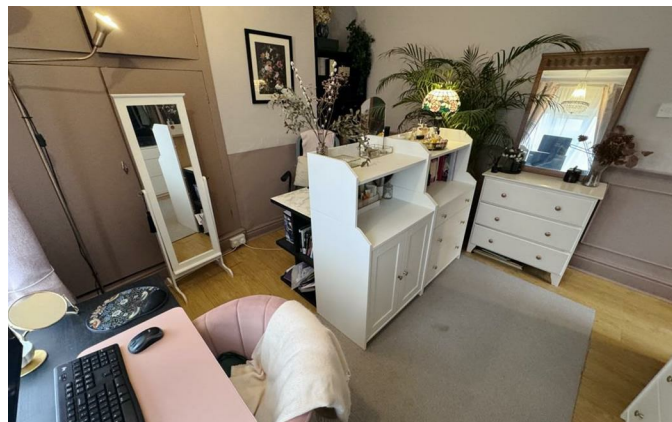
## Bedroom Two

11'8" x 10'11" (3.58m x 3.33m)

## Bedroom Three

6'3" x 8'0" (1.93m x 2.44m)





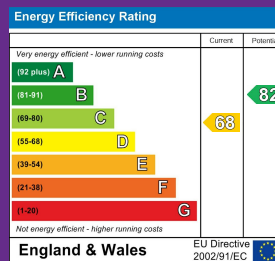
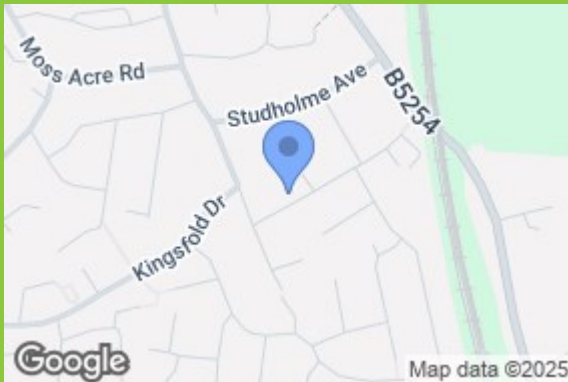


Bathroom

Garage

Gardens





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