



Sea View | Walmer Bridge | Preston | PR4 5GH

£167,500



LAWRENCE ROONEY  
ESTATE AGENTS



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Preston | PR4 5GH  
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Charming and deceptive inner terrace property offered for sale with NO CHAIN DELAY. Prefect for first time buyers this home offers living accommodation arranged over ground and first floors briefly comprising: entrance porch, lounge with a log burner, dining room open plan into a fitted kitchen, spacious main bedroom, second bedroom and a fabulous four piece bathroom. Outside an enclosed rear yard with outbuilding. This property is warmed via a gas fired central heating system. Early viewing is highly advised.

- Deceptive Mid Terrace
- Two Bedrooms
- Extended Accommodation
- Fabulous Four Piece Bathroom
- Charming Home
- Popular Village Location
- Perfect For First Time Buyers
- NO CHAIN DELAY

### Ground Floor

Access to the property is via the entrance porch having a front window and inner door into the lounge. The lounge has a front window, laminate flooring, radiator, exposed beams and a log burner sat within a rustic brick fire place. Open archway leads to a dining room having stars up to the first floor, laminate flooring and exposed beams. Open to the fitted kitchen offering a range of units, works surfaces and breakfast bar to complement, inset sink/drainer, rear window, radiator, external rear door and space for appliances.







## First Floor

At the first floor the spacious main bedroom spans the full width of the property having two front windows, exposed floor boards, built in storage, radiator and cast iron fireplace. The second bedroom has a rear window, radiator and storage. To the rear a fabulous bathroom fitted with a four piece suite featuring a free standing double end bath, corner shower cubicle, wall mounted wash hand basin and W.C. Tiled to complement, ladder towel radiator and frosted rear window.

## Outside

To the rear a fully enclosed yard with outbuilding, paved patio leads to a gravelled area with timber panel fencing to the boundaries. The rear can also be accessed via a gated side ginnel.

## Entrance Porch

## Lounge

## Dining Room

## Kitchen

## Landing

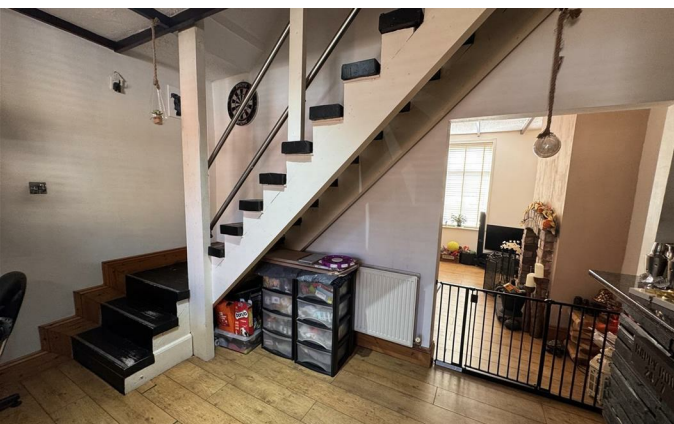
## Bedroom One

## Bedroom Two

## Bathroom

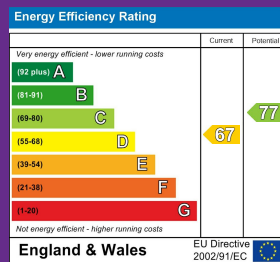
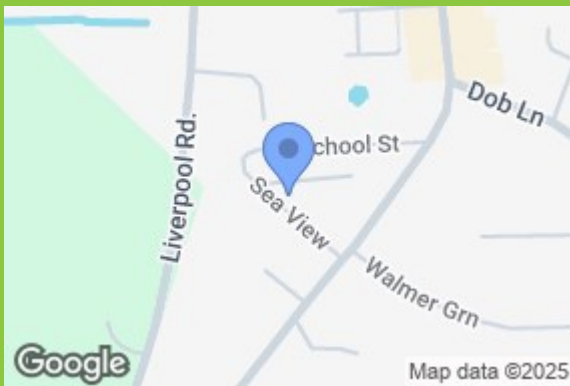
## Rear Yard











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