



PROCTORS

ESTATE AGENTS

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2 Giller Drive, Penwortham, Preston

Offers over £275,000 Chain free!

A truly immaculate detached double-bay windowed house, delightfully situated on a generous size enclosed plot in this much sought-after residential area of Penwortham. The property in our opinion provides well-presented family sized living accommodation which is appointed to high standards throughout. There are three bedrooms (one has fitted furniture), a family shower room, ground floor entrance hall, spacious lounge with bay window, open plan dining room and breakfast kitchen with fitted units and a bay window along with a separate utility room. Benefits from gas central heating, PVC double-glazed windows and security alarm system. There are easy maintenance gardens, a detached brick-built garage along with two driveways offering off road parking for several vehicles. The property is ideally placed near to the city of Preston and is surrounded by superb local schools, supermarkets and amenities. There are also fantastic travel links via nearby train stations and the M6 and M65 motorways. Viewing a must!



2 Giller Drive, Penwortham, Preston

LOCATION

From Preston train station take Fishergate and Fishergate Hill to Liverpool Rd. 3 min (0.5 mi). Take Leyland Rd/B5254 to Studholme Ave in Penwortham 4 min (1.6 mi). Continue on Studholme Ave. Take Lilac Ave to Giller Dr

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ENTRANCE HALL

PVC front door, cupboards under stairs

LOUNGE

14' 10" x 12' 7" (4.52m x 3.84m) Measurements into PVC double-glazed bay window, fire surround with electric fire, two radiators, wall lights

OPEN PLAN DINING ROOM AND KITCHEN

18' 1" x 12' 9" (5.51m x 3.89m) Measurements into PVC double-glazed square bay window, radiator, open through to;

FULLY FITTED KITCHEN

Fitted wall and floor units including drawers, stainless steel single drainer sink unit, breakfast bar, hob, built in under oven, storage pantry, PVC double-glazed window

UTILITY ROOM

7' 4" x 5' (2.24m x 1.52m) Fitted wall and floor units, plumbed for automatic washing machine, gas fired central heating boiler unit, radiator, two PVC double-glazed windows, PVC exterior door, gas fired central heating boiler unit

FIRST FLOOR

Landing, PVC double-glazed window

BEDROOM 1

14' 10" x 11' 11" (4.52m x 3.63m) Measurements into PVC double-glazed bay window, radiator

BEDROOM 2

12' 7" x 9' 9" (3.84m x 2.97m) PVC double-glazed window, radiator, fitted wardrobes



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band D
South Ribble Borough Council
D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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BEDROOM 3

10' 1" x 6' 2" (3.07m x 1.88m) PVC double-glazed window, radiator

FAMILY SHOWER ROOM

Large shower enclosure, pedestal wash hand basin, low level WC, radiator, wood panelled ceiling, part tiled elevations, PVC double-glazed window

OUTSIDE

Immaculate and easy to maintain gardens, garden store/workshop and greenhouse

TWO DRIVEWAYS

Parking for several cars

BRICK BUILT GARAGE

Electrically operated, remote controlled shutter/door



PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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