



LAWRENCE ROONEY
ESTATE AGENTS

5 Moor Lane, Hutton, Preston,

Lancashire PR4 5SE

£315,000

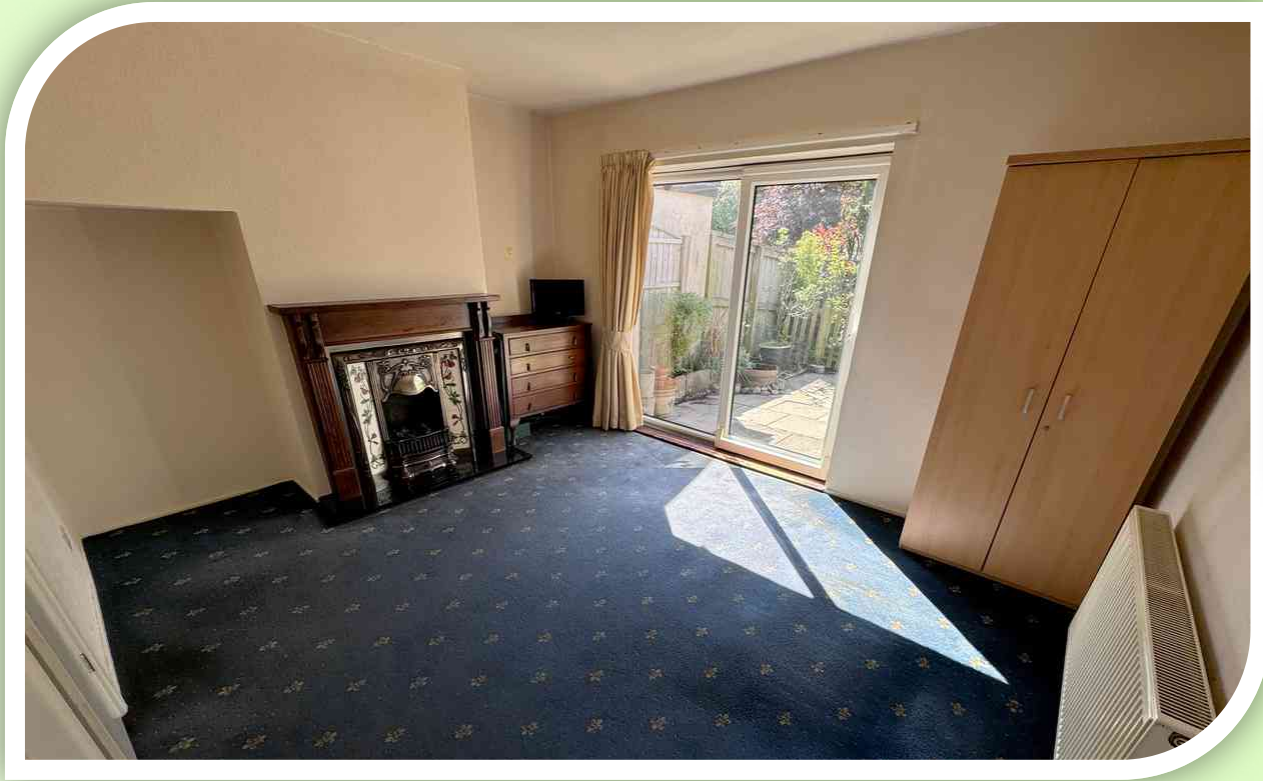
5 Moor Lane, Hutton, Preston, Lancashire, PR4 5SE

Spacious semi-detached property situated in a secluded plot on this prestigious lane being offered for sale with NO CHAIN DELAY.

- Semi-Detached Property
- Three Bedrooms
- Prestigious Address
- NO CHAIN DELAY
- Extensive Driveway & Garage
- Close To Reputable Schools & Amenities

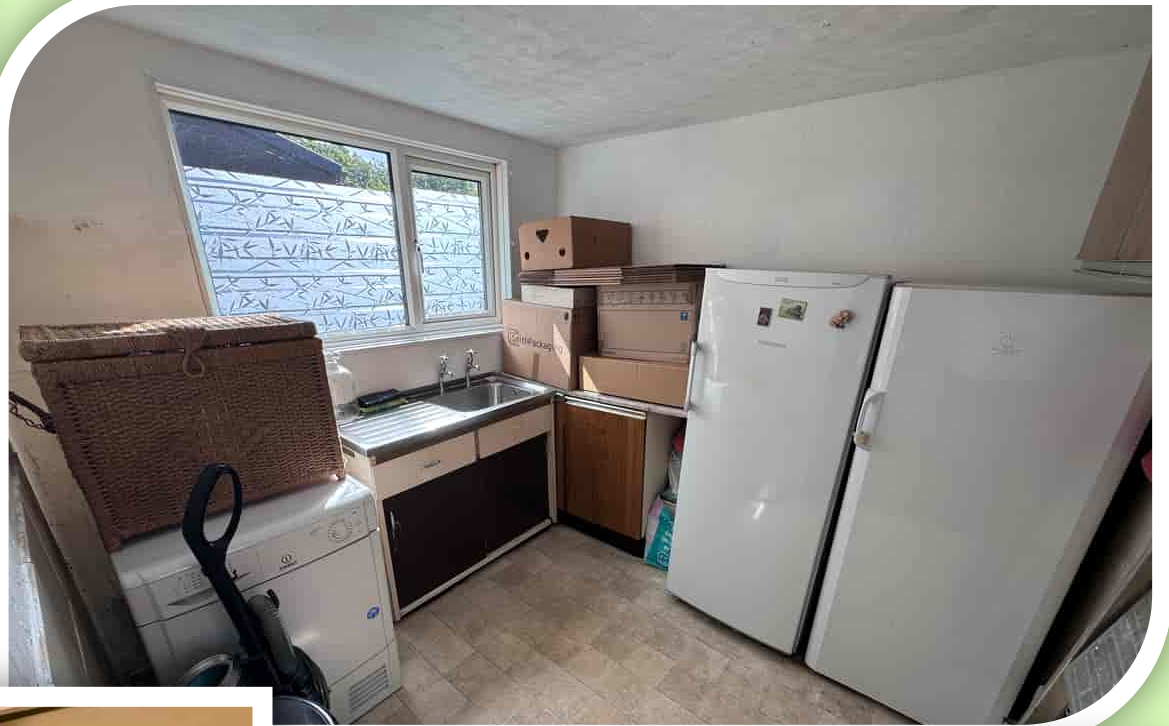
Spacious semi-detached property situated in a secluded plot on this prestigious lane being offered for sale with NO CHAIN DELAY. Located within this popular village this family home is only a short walk away from the local amenities, reputable Hutton Grammar School and transport links. The living accommodation is arranged over ground and first floors briefly comprising: entrance hallway, bay-fronted lounge, dining/sitting room, fitted kitchen, large utility room, three bedrooms and three piece bathroom. Outside is a front garden, the extensive driveway continues down the side of the property providing access to single garage and rear garden. This property is warmed via a gas central heating system and benefits from double-glazing throughout.





GROUND FLOOR

The accommodation is accessed via the entrance hallway, stairs with pantry/store under leading to the first floor. The lounge is accessed via double doors from the dining room, this principal reception room has a bay-window to the front elevation, gas fire set in a wood surround with a tiled back insert and radiator. The rear dining room or sitting room has sliding patio doors out onto the rear garden, radiator and a gas fire set in a wood surround and an attractive tiled insert. The kitchen is fitted with a range of units and work surfaces to complement, inset sink/drainers, space for a double oven and side window. At the rear the spacious utility room has a fitted base unit with inset sink/drainers, space for kitchen appliances, side window, external side door and access to a W.C.





FIRST FLOOR

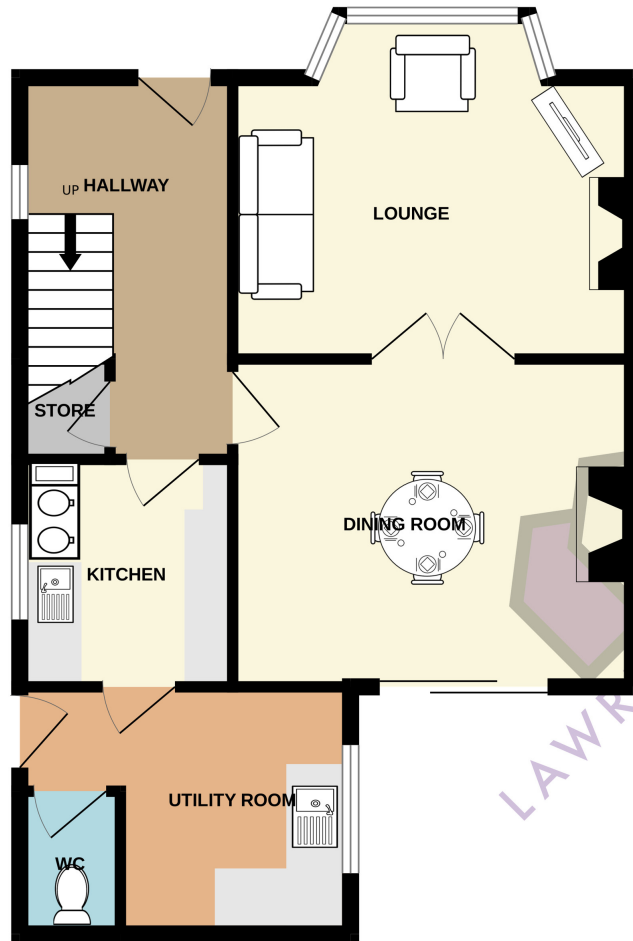
At the first floor there are three bedrooms and a bathroom with airing cupboard/store. The main bedroom has a rear window, fitted wardrobes with sliding doors across one wall and radiator. The second double bedroom has a front window, radiator, laminate flooring and wall light point. A third bedroom, which could alternatively make an ideal home-office is also at the front of the property having built in storage, radiator and laminate flooring. Fitted with a three-piece suite the bathroom has frosted rear window, airing cupboard, radiator and panelled walls.



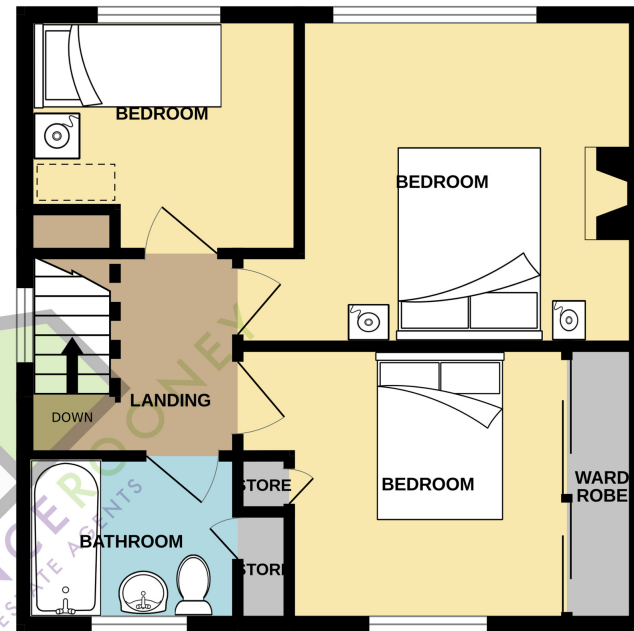
OUTSIDE

The front garden is laid to lawn with shrub planted borders, extensive paved driveway can accommodate four cars and established hedging to the boundaries. The driveway continues down the side of the property to access the single garage. The rear garden affords a high degree of privacy having a paved patio, picket fence with gate to access the remainder of the garden being laid to gravel, paving and mature shrubbery.

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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