



LAWRENCE ROONEY
ESTATE AGENTS

3 Lindle Avenue, Hutton, Preston,

Lancashire PR4 4AL

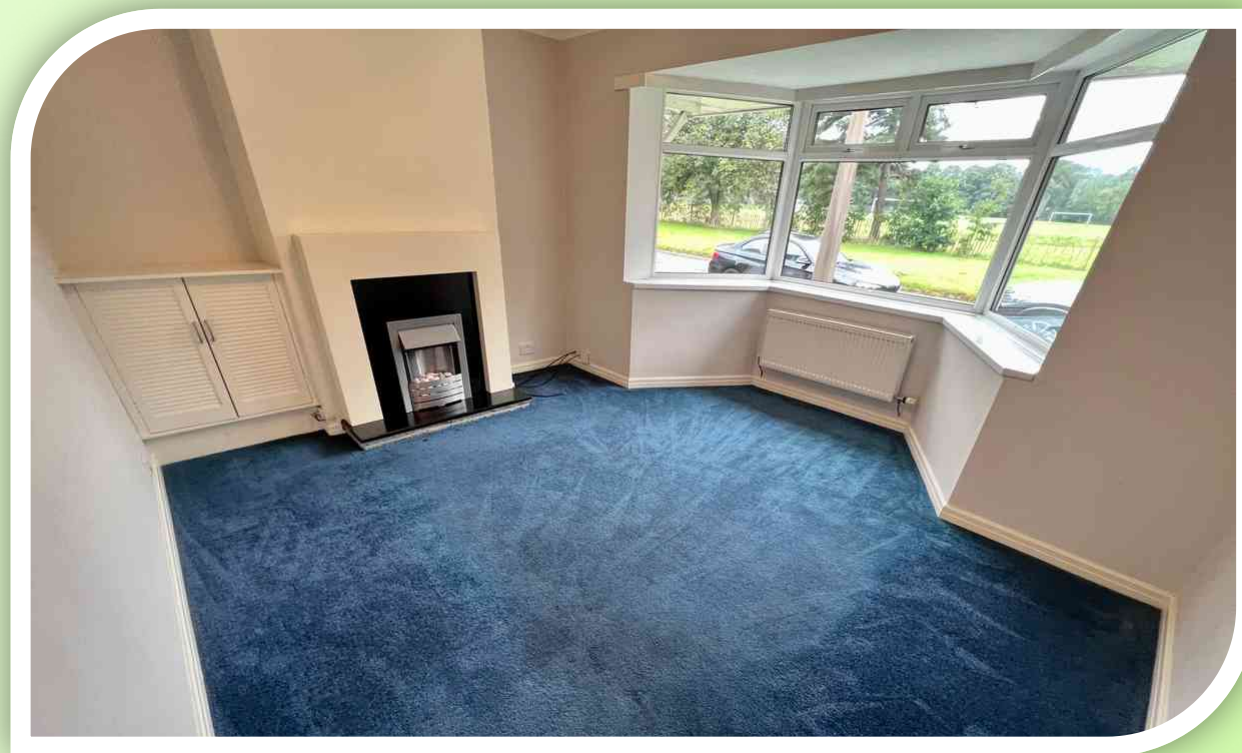
£255,000

3 Lindle Avenue, Hutton, Preston, Lancashire, PR4 4AL

This superb family home is positioned within a peaceful cul-de-sac having an open view to the front and is offered for sale with NO CHAIN DELAY.

- Extended & Spacious Semi-Detached
- Council Tax Band C
- Three Bedrooms
- NO CHAIN DELAY
- Large Orangery
- Enclosed Rear Garden
- Open View To The Front
- Sought After Cul-de-Sac Location

This superb family home is positioned within a peaceful cul-de-sac having an open view to the front and is offered for sale with NO CHAIN DELAY. Located within easy reach to amenities, transport links and reputable schools in particular Hutton Grammar School, the living accommodation is arranged over ground and first floors comprising: entrance porch, hallway, bay fronted lounge lounge, sitting/dining room, spacious orangery, fitted kitchen, a large useful utility room, W.C, three bedrooms and a modern bathroom suite. Outside, front garden, driveway an a single detached garage with useful garden store attached to the rear. To the rear a mature and fully enclosed garden. The property is warmed via a gas fire central heating system and benefits from double-glazing throughout. Viewing is highly advised





GROUND FLOOR

Access to the property is taken via the entrance porch, door into the hallway having stairs with storage under to the first floor, side window and wood effect flooring. To the right the principal reception room is the bay fronted lounge, fire within a surround and alcove storage. The next reception room is a dining/sitting room having a set of sliding patio doors opening into the large orangery, ideal as a further reception room with access out onto the rear garden. The kitchen is fitted with a range of units, work surfaces to complement, inset sink/drain, space for a range style cooker, side window and open access to a large utility room. This useful and versatile utility has a side window, external rear door, fitted units, wall mounted central heating boiler, internal window, space for appliances and access to a W.C.





FIRST FLOOR

At the first floor there are three good sized bedrooms and a modern bathroom. The main bedroom has a front window offering a pleasant view over to the playing fields and radiator. Further double bedroom has a rear window and radiator, the third bedroom has a front window and built in storage. The bathroom is fitted with a white three piece suite comprising: shower bath, wash hand basin and a low level W.C.

OUTSIDE

Front garden is laid to lawn with planted borders, side driveway leads to a detached single garage with useful garden store attached to the rear. The mature rear garden is laid to lawn paved patio, paved pathway and fully enclosed with timber panel fencing.

ENTRANCE PORCH



HALLWAY

LOUNGE

13' 9" x 9' 9" (4.19m x 2.97m)

DINING/SITTING ROOM

13' 9" x 11' 4" (4.19m x 3.45m)

ORANGERY

8' 5" x 10' 0" (2.57m x 3.05m)

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		86
(69-80)	C		
(55-68)	D	65	
(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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