



**LAWRENCE ROONEY**  
ESTATE AGENTS

19 Smithy Lane, Much Hoole,  
Preston, Lancashire PR4 4GN

£219,950

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Much Hoole,  
Preston,  
Lancashire,  
PR4 4GN**

**Very deceptive and versatile  
semi-detached bungalow on a  
generous corner plot.**

- Deceptive Semi-Detached Bungalow
- Two/Three Bedrooms
- Generous Corner Plot
- Two Driveways & Extensive Carport
- Close To Amenities & Schools
- Conservatory & Workshop
- Council Tax Band B

Very deceptive and versatile semi-detached property positioned in this popular village within easy reach to amenities and schools. The versatile living accommodation is arranged over ground and first floors briefly comprising: entrance hallway, two ground floor bedrooms to the front of the property, bathroom, rear lounge, dining room, conservatory, utility room and a fitted kitchen. The first floor has a large landing area ideal as a playroom or for storage, further bedroom and walk in storage with the services in for possible conversion to a shower room. Outside the corner plot has two driveways, one accessed off Barnfield, established garden areas, extensive carport and a detached workshop. This property is warmed via a gas fired central heating system and benefits from double-glazing. An internal inspection is advised to fully appreciate.





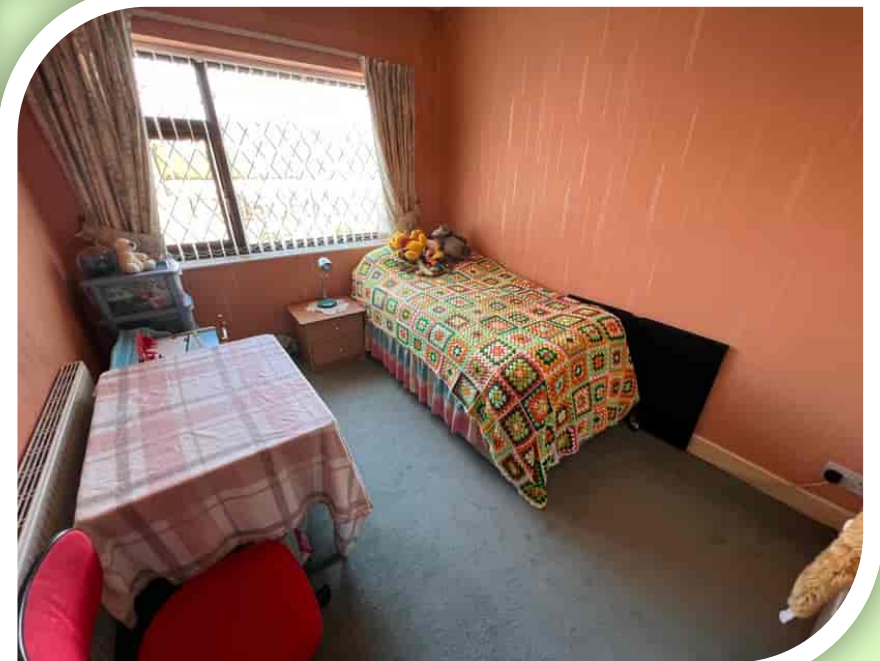


## GROUND FLOOR

Access to the property is via the entrance hallway having an external side door and meter cupboard. To the front of the property there are two bedrooms with double-glazed windows, the main bedroom has fitted wardrobes across one wall with sliding doors. Across the hallway there is a three piece bathroom. The rear lounge has a fire set into a wood fire surround, stairs to the first floor and open into a dining area that has sliding patio doors into a double-glazed conservatory. From the dining room there is access to a useful utility room having an external rear door, side window and space for appliances, open arch into: kitchen fitted with a range of units, inset sink/drain, integrated dishwasher and space for other appliances.











## FIRST FLOOR

To the first floor the large landing area has two Velux roof lights, ideal as a playroom or for storage, single bedroom with Velux roof light and a walk in store has services in place for conversion to a shower room.



## OUTSIDE

The front is hard landscaped for easy maintenance and has ample off road parking to the driveway and side carport. A side garden is laid to lawn, fencing to the boundaries, decking and access to the rear garden. The rear is paved, detached workshop and double gates open from Barnfield to a further driveway or hardstanding.



GROUND 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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PLEASE NOTE: Lawrence Rooney Estate Agents have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			70
(55-68) <b>D</b>			
(39-54) <b>E</b>	47		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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