



**LAWRENCE ROONEY**  
ESTATE AGENTS

205 Liverpool Road, Hutton,  
Preston, Lancashire PR4 5FE

**£299,950**

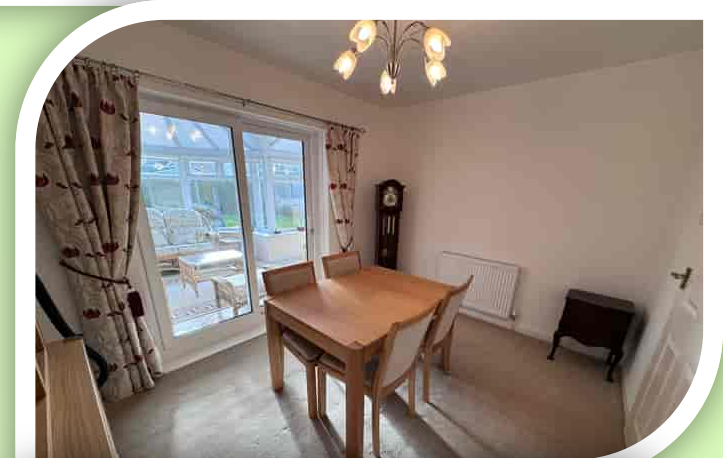
**205 Liverpool Road,  
Hutton,  
Preston,  
Lancashire,  
PR4 5FE**

**Well presented and maintained  
linked detached chalet style  
property offered for sale with NO  
CHAIN DELAY**

- Linked Detached Chalet Style Property
- Two/Three Bedrooms
- Large Conservatory
- NO CHAIN DELAY
- Extensive Driveway & Attached Garage
- South Facing Rear Garden
- Sought After & Convenient Location
- Council Tax Band D

Well presented and maintained linked detached chalet style property offered for sale with NO CHAIN DELAY. This beautiful home offers versatile living and private spaces, large conservatory that spans the entire width of the property, south facing rear garden, open view to the front elevation and internal garage. Conveniently located for access to both the amenities of Longton and Hutton this property comprises: entrance hallway, spacious lounge, fitted dining kitchen, ground floor bedroom or dining room, large conservatory, integral garage, two double bedrooms and bathroom. Outside, the extensive block paved driveway offers ample off road parking, garden area and to the rear a south facing fully enclosed garden. The property is warmed by a gas fired central heating system and benefits from double-glazing throughout.

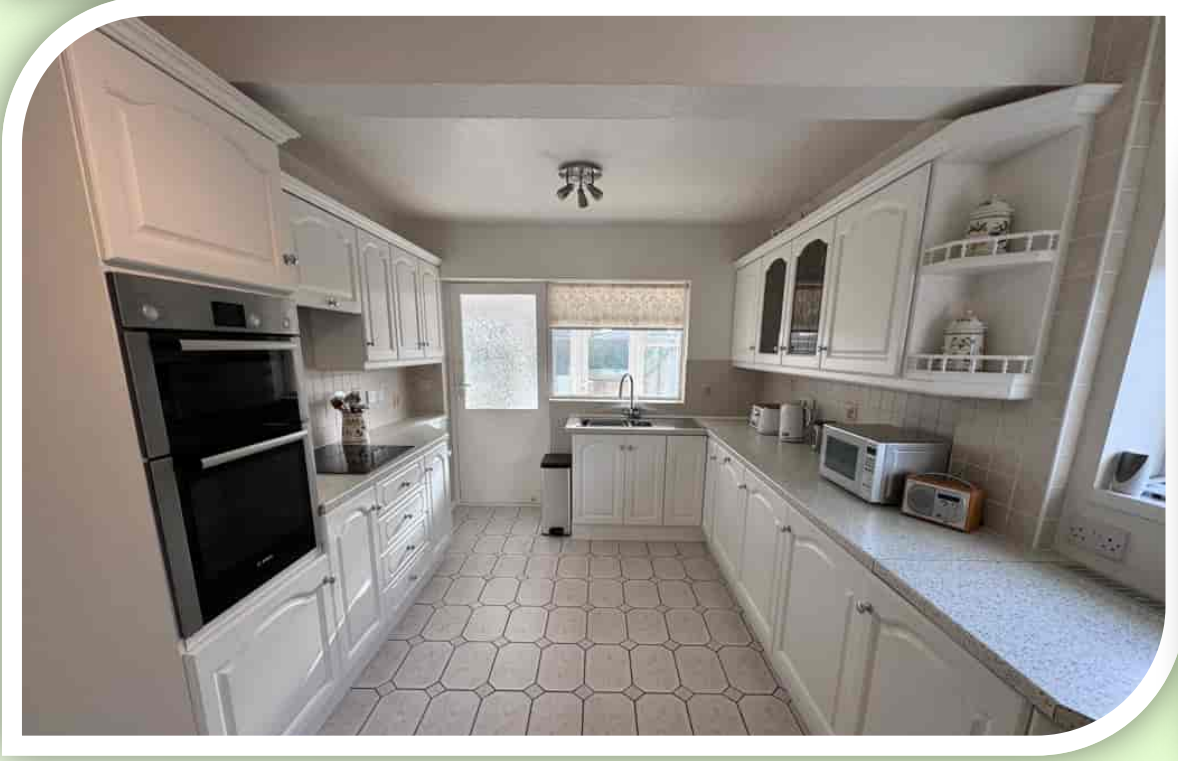




## GROUND FLOOR

Access to the property is taken via the entrance hallway having stairs to the first floor with storage under. To the right the principal reception room is the spacious lounge, stretching the full width of the property, which has dual elevation windows, gas fire within an ornate surround, two ceiling light points, dado rail, radiators and wall light points. Door leads to the fitted kitchen which has space for a dining/breakfast table. Fitted with an extensive range of units, work surfaces to complement, inset sink/drain, built in oven, hob, integrated appliances, dual elevation windows, door back to the hallway, tiled floor and door into a large conservatory. A fabulous addition to the property this double-glazed conservatory spans the full width of the property has a tiled floor, ideal for dining, relaxing or entertaining. Accessed from the hallway or sliding doors from the conservatory the dining room has a radiator and could serve as a ground floor bedroom. Door from the conservatory gives access to the attached garage.







## FIRST FLOOR

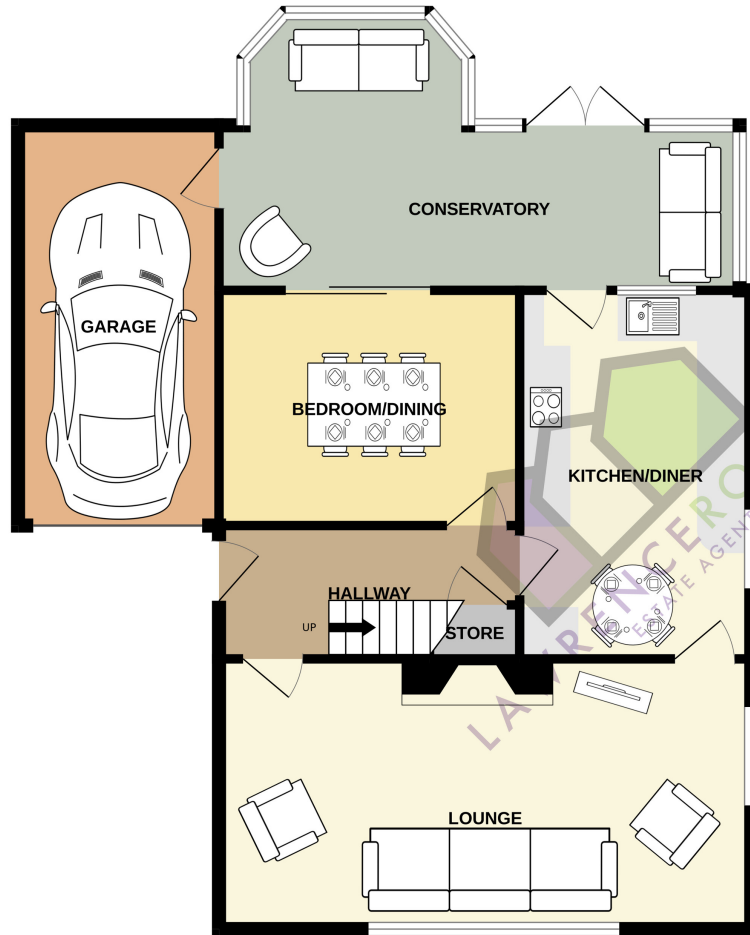
Across the first floor there are two double bedrooms and a bathroom. The front bedroom has built in wardrobes, radiator and a pleasant view out the front over to fields. Across the landing the rear bedroom has a rear window, radiator and built in storage. The bathroom is fitted with a white three piece comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C. Double-glazed frosted side window, tiled to complement and built in cupboard housing the central heating boiler.



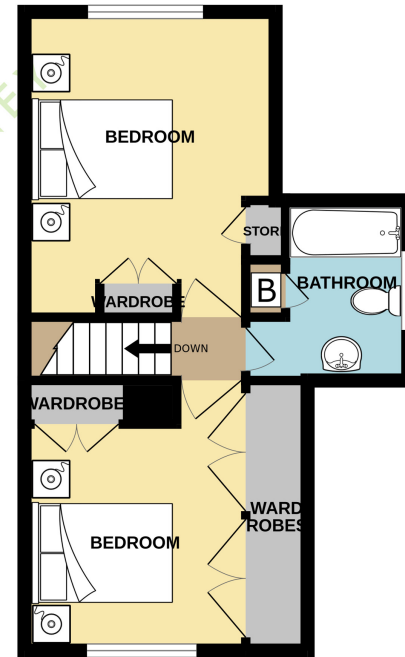
## OUTSIDE

To the front an attractive block paved driveway offers ample off road parking and access to the attached garage. Lawn with planted borders and stone wall with planter. The fully enclosed rear garden has the benefit of facing south being laid to lawn, planted borders, paved patio with cobble edge detail, timber shed, hedging or fencing to the boundaries.

GROUND FLOOR



1ST FLOOR

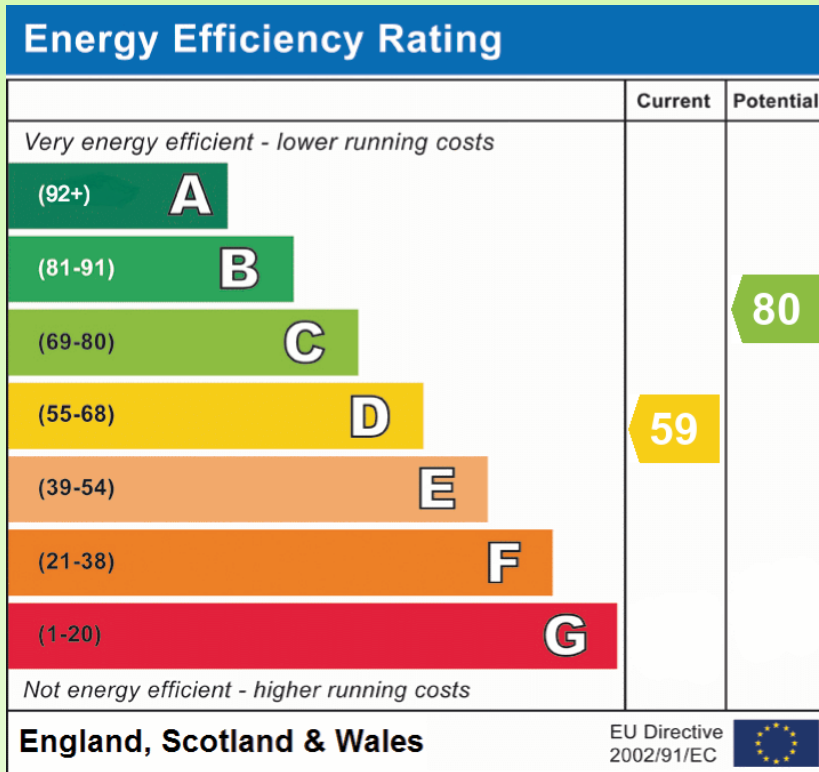


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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