



LAWRENCE ROONEY  
ESTATE AGENTS

126 Liverpool Old Road

Much Hoole

Preston

Lancashire

PR4 4QB



Charming Victorian cottage requiring cosmetic improvements offered for sale with NO CHAIN DELAY. Located within this popular village this traditional home has two double bedrooms, a useful outbuilding and a generous fully enclosed rear garden. The living accommodation is arranged over ground and first floors briefly comprising: lounge, dining kitchen, two double bedrooms and bathroom. Outside double width driveway to the front elevation, rear patio, useful outbuilding and an enclosed garden area. The property benefits from double-glazing and is warmed via a gas fired central heating system. Early viewing is highly advised.

£159,950

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

**Lounge**

15' 1" x 12' 1" (4.60m x 3.68m)

External front door, dual elevations windows, gas fire within a wooden surround, radiator and built in alcove cupboard. Door to stairs to access the first floor.



**Kitchen/Diner**

12' 2" x 10' 4" (3.71m x 3.15m)

Range of fitted base units, inset sink/drain, radiator, space for appliances, understairs store housing the central heating boiler, external rear door and rear window.



**Landing**

Rear window and access to the private spaces.

**Bedroom One**

10' 0" x 14' 4" (3.05m x 4.37m)

Front window, radiator and built in wardrobe frame.

**Bedroom Two**

9' 9" x 8' 9" (2.97m x 2.67m)

Rear window and radiator.

**Bathroom**

Three piece suite in white comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C. Frosted front window, radiator, tiled to complement and built in storage.



**Outbuilding**

13' 3" x 5' 6" (4.04m x 1.68m)

Useful outbuilding split into two spaces with window.



**Gardens**

To the front an imprinted concrete double width driveway and gated access to the rear. At the rear paved patio area and a fully enclosed garden area laid to lawn.





**Lawrence Rooney Estate Agents for themselves and the vendors of this property whose agents they are give notice that:**

1. All plans, descriptions, dimensions, references to condition, suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or other appliances at the property have not been tested nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof.
4. All correspondence (whether marked or not) and all discussions with Lawrence Rooney Estate Agents and or their employees regarding the property referred to in these particulars are subject to contract.
5. No Person in the employment of Lawrence Rooney Estate Agents has any authority to make any representations or warranty whatsoever in relation to this property.
6. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property.

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.

Lawrence Rooney Estate Agents  
3 Oak Gardens, Longton, Lancashire, PR4 5XP

01772614433  
[info@lawrencerooney.co.uk](mailto:info@lawrencerooney.co.uk)  
[www.lawrencerooney.co.uk](http://www.lawrencerooney.co.uk)

**OPEN 7 DAYS A WEEK**

