



**LAWRENCE ROONEY**  
ESTATE AGENTS

10, Elmsett Road  
Walton-Le-Dale, PR5 4JW

£360,000

# 10 Elmsett Road Walton-Le-Dale, PR5 4JW

**Spacious detached property tucked away in a peaceful cul-de-sac forming part of the highly sought after Holland House Development**

- Spacious Modern Detached
- Four Bedrooms
- Secluded Corner Plot & South Facing Rear
- Sought After Development
- Conservatory
- Integral Double Garage
- En-Suite & Bathroom
- Superb Family Home

Spacious detached property tucked away in a a corner of this peaceful cul-de-sac forming part of the highly sought-after Holland House Development. This superb family home offers well planned living accommodation arranged in a flowing floor plan ideal for modern day family life that comprises: entrance hallway, study, lounge, large conservatory, dining room, breakfast kitchen, utility room, integral double garage, master bedroom with an en-suite shower, three further bedrooms and a family bathroom. Outside enclosed gardens to two elevations and a double-width driveway offers ample off road parking. This property is warmed via a gas fired central heating system, benefits from double-glazing throughout and has the addition of solar panels to help reduce energy costs. Positioned within easy reach to the transport networks and access to the city centre, early viewing is recommended.





## GROUND FLOOR

The accommodation begins with the entrance hallway having stairs to the first floor and access to the ground floor W.C. To the right the bow fronted study is ideal for those working from home. Double doors from the hallway open into the spacious rear lounge which features a log burning stove with a tiled fire surround, wall light points, laminate flooring and coving. Sliding patio doors lead into the large, double-glazed conservatory with laminate flooring and French doors out onto the rear garden. Double doors from the lounge lead into a formal dining room with two double-glazed rear windows, laminate flooring and access into the kitchen. The fitted kitchen offers an extensive range of units with work surfaces to complement, inset sink/drainers, range cooker with extractor canopy over, space for appliances, two double-glazed side windows, tiled floor, access into the utility room and door back to the entrance hallway. The utility room has an external side door, space for laundry appliances and access into the integral double garage.







## FIRST FLOOR

To the first floor the private spaces comprises four bedrooms, family bathroom and an en-suite shower room to the master bedroom. Bedroom one has a bow window to the front elevation, space for wardrobes and access into a three piece en-suite shower room. The second bedroom is a double with fitted wardrobes and double-gazed front window. Bedrooms three and four are at the rear of the property, bedroom three is currently a home office, the family bathroom is fitted with a three piece suite comprising: panelled bath, pedestal wash hand basin and low level W.C.



## OUTSIDE

At the front the double width driveway has space for off road parking and access to the garage. There are fully enclosed side and rear garden areas mostly laid to lawn with planted borders, vegetable beds, paved pathways and timber shed.

GROUND FLOOR



1ST FLOOR

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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 performance certificate (EPC)

10, Elmsett Road Walton-le-Dale PRESTON PR5 4JW	Energy rating <b>C</b>	Valid until: 10 February 2023 Certificate number: 8703-0980-7429-4207-1273
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Property type: Detached house

Total floor area: 128 square metres

### Rules on letting this property

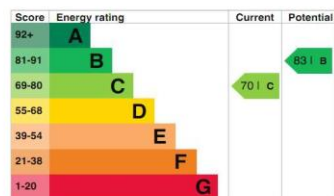
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

## 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.
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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.

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OPEN 7 DAYS A WEEK

