



LAWRENCE ROONEY
ESTATE AGENTS

23 Greengate, Hutton, Preston,

Lancashire PR4 5FH

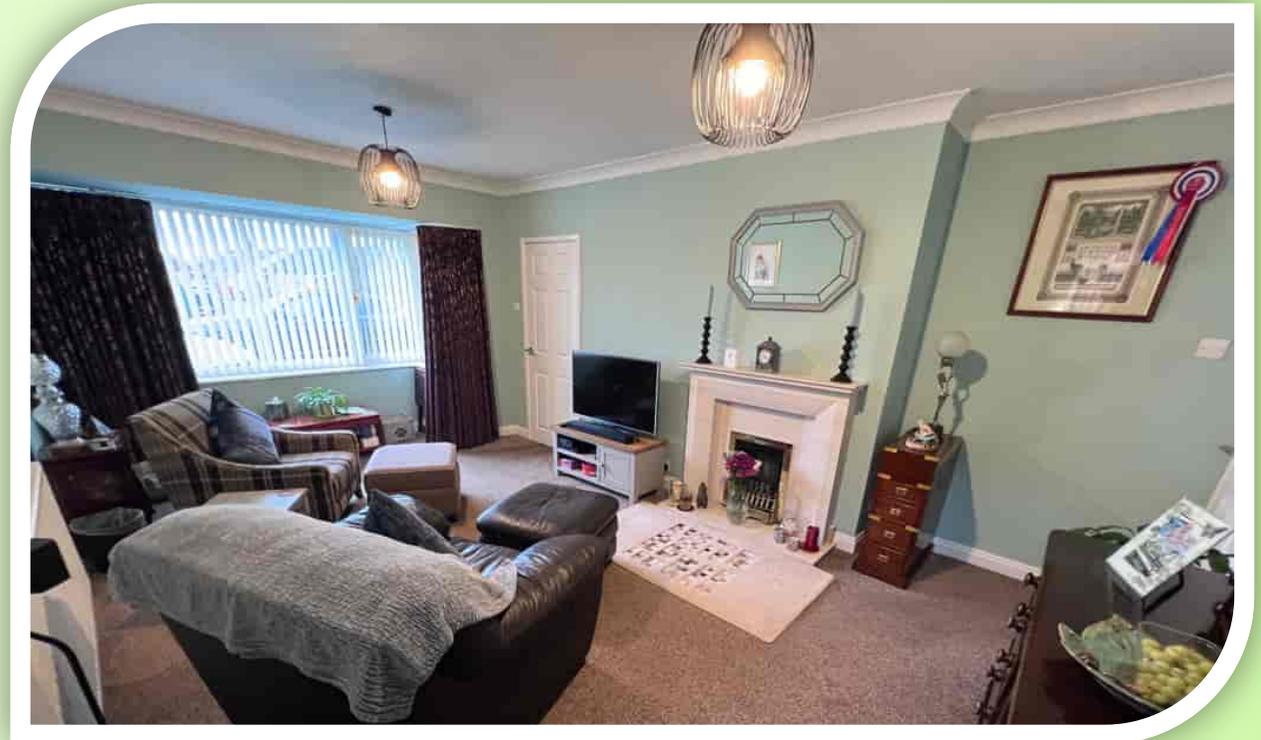
£284,950

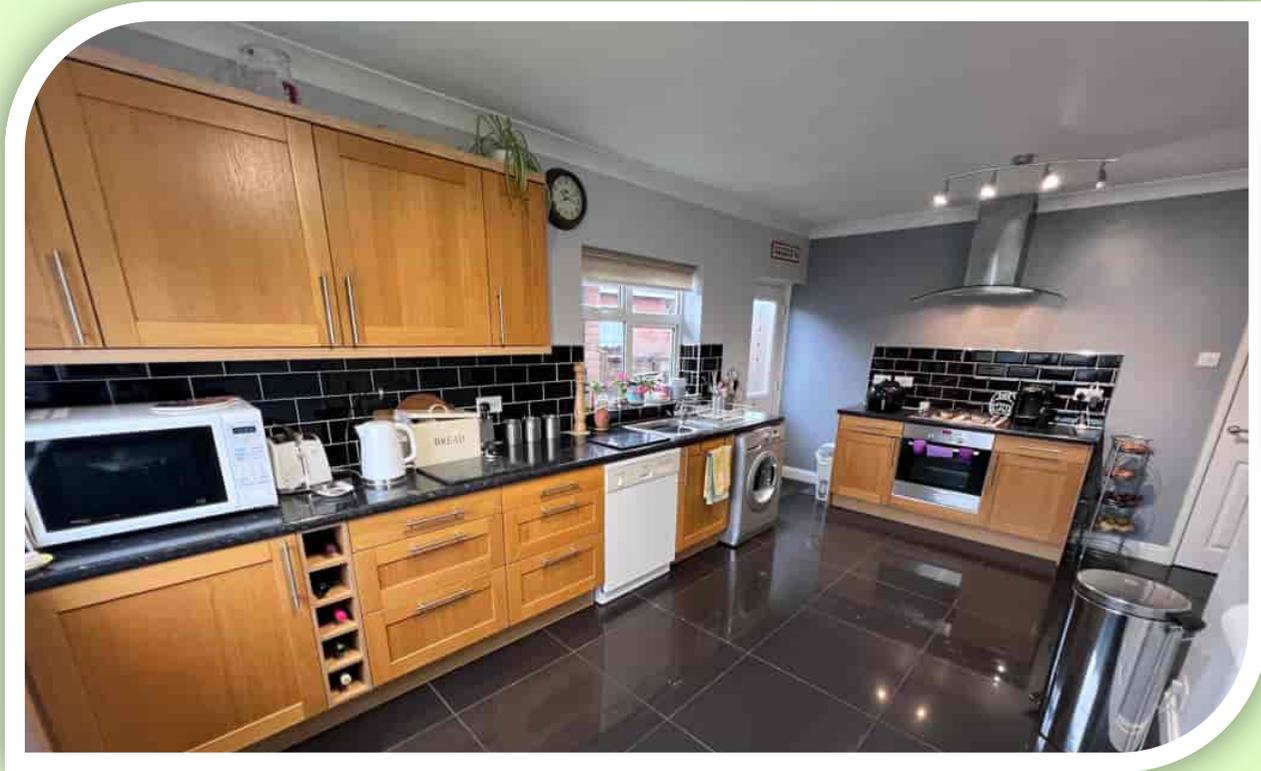
23 Greengate, Hutton, Preston, Lancashire, PR4 5FH

Linked detached true bungalow offered for sale with NO CHAIN DELAY.

- Linked Detached True Bungalow
- Two/Three Bedrooms
- NO CHAIN DELAY
- Sought After & Convenient Location
- Council Tax Band D
- Attached Garage & Driveway
- Front & Rear Gardens
- Modern Shower Room

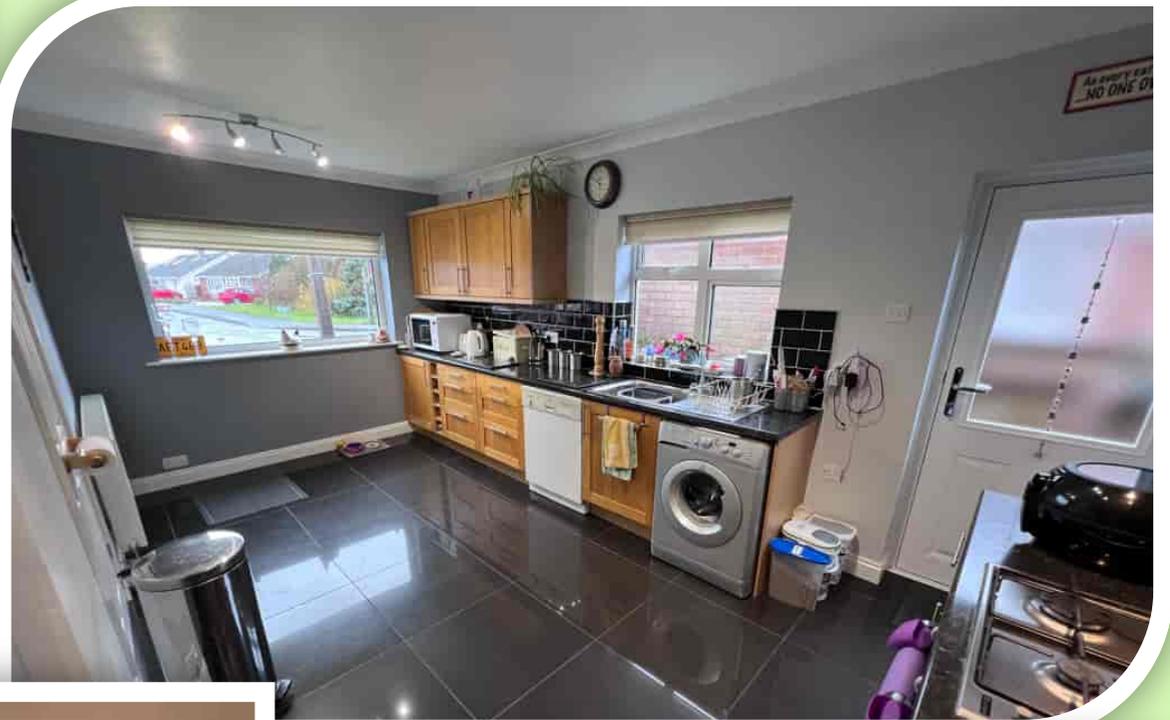
Beautifully presented link detached true bungalow in this sought after village location being offered for sale with NO CHAIN DELAY. Conveniently positioned for access to the local amenities, the flexible living accommodation comprises: open storm porch, entrance hallway, bay fronted lounge, dining/kitchen, inner hallway, two double bedrooms, bedroom three or dining room and a stylish modern shower room. Outside, front garden, driveway for parking and access to the attached garage, to the rear fully enclosed rear garden. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Ideal for those wanting to downsize their accommodation and early viewing is advised.





RECEPTION SPACES

The property is accessed via the open storm porch and into the entrance hallway having built in storage. To the left the bay fronted lounge is the principal reception space featuring a gas fired within a surround, side window, radiator, coving and two ceiling light points. Across the entrance hall is a spacious dining kitchen, fitted with a modern range of wall and base units, contrasting work surfaces to complement, inset sink/drainage, gas hob with extractor over, built in oven, space for appliances, dual elevation windows, external side door, radiator and a tiled floor. There is access to the private spaces from the inner hallway.





PRIVATE SPACES

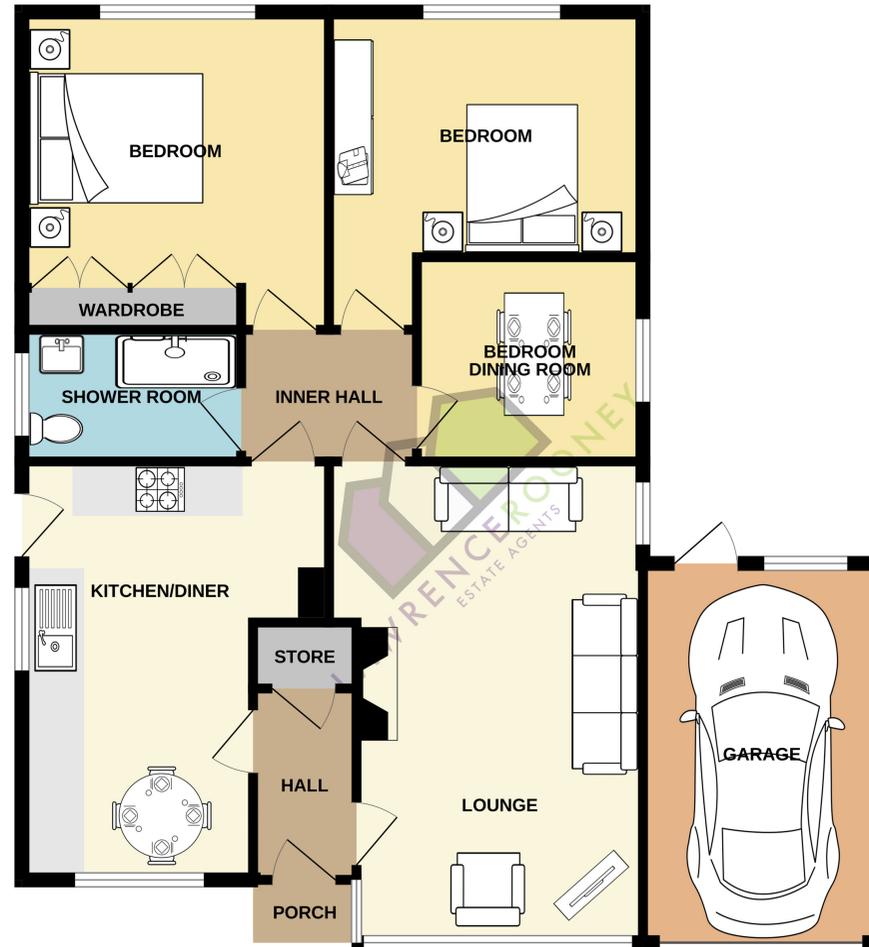
There are two double bedrooms at the rear of the property with radiators and rear windows. The main bedroom also has a range of expertly fitted bedroom furniture comprising: wardrobes, dresser and matching bed sides. The versatile third bedroom has a side window and radiator but currently utilised as a dining room. The modern shower room is fitted with a stylish three piece suite comprising: walk in shower enclosure, wall mounted wash hand basin and low level W.C. Ladder towel radiator, frosted side window and tiled to complement.



OUTSIDE

The front is laid to lawn with driveway for off road parking and access to the attached garage. Gated access to the rear garden being laid to lawn with planted borders, paved patio and pathways and fully enclosed with fencing.

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.
Made with Metropix ©2023

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(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	

Lawrence Rooney Estate Agents
 3 Oak Gardens, Longton, Lancashire PR4 5XP
 01772614433 info@lawrencerooney.co.uk

www.lawrencerooney.co.uk



OPEN 7 DAYS A WEEK