



LAWRENCE ROONEY
ESTATE AGENTS

23 Greengate, Hutton, Preston,

Lancashire PR4 5FH

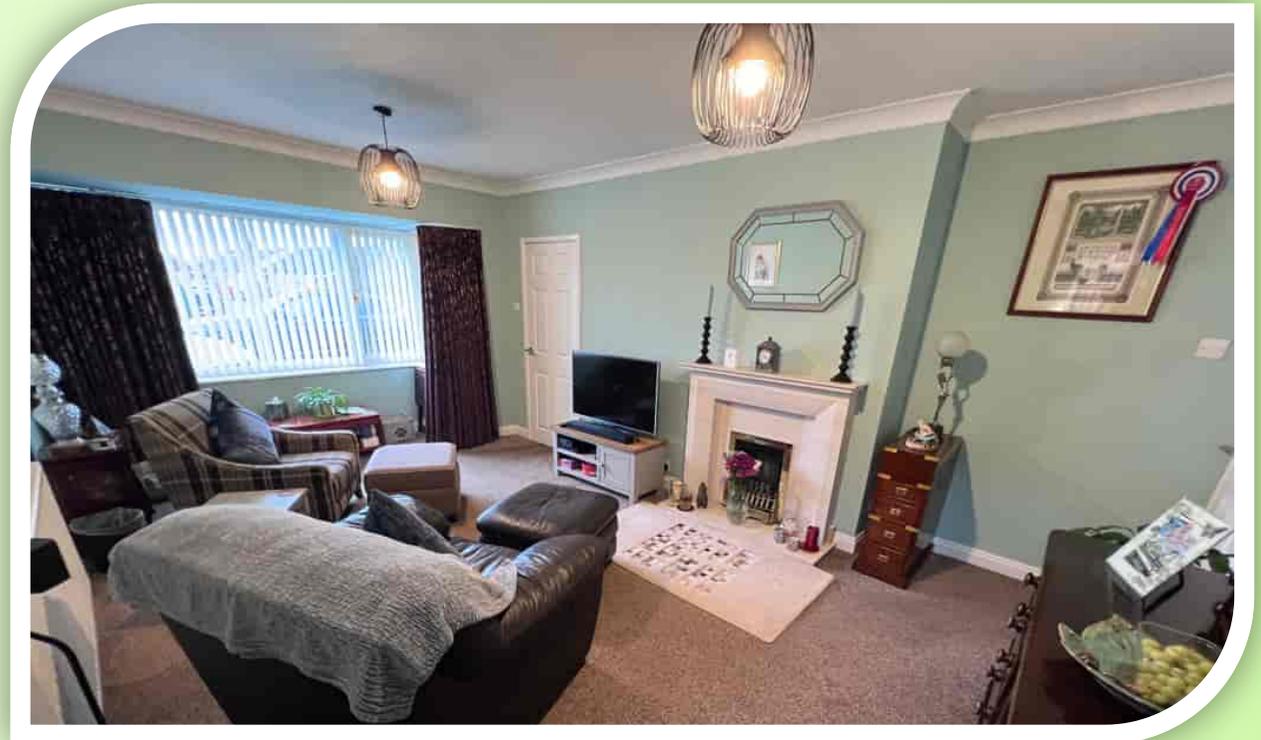
£284,950

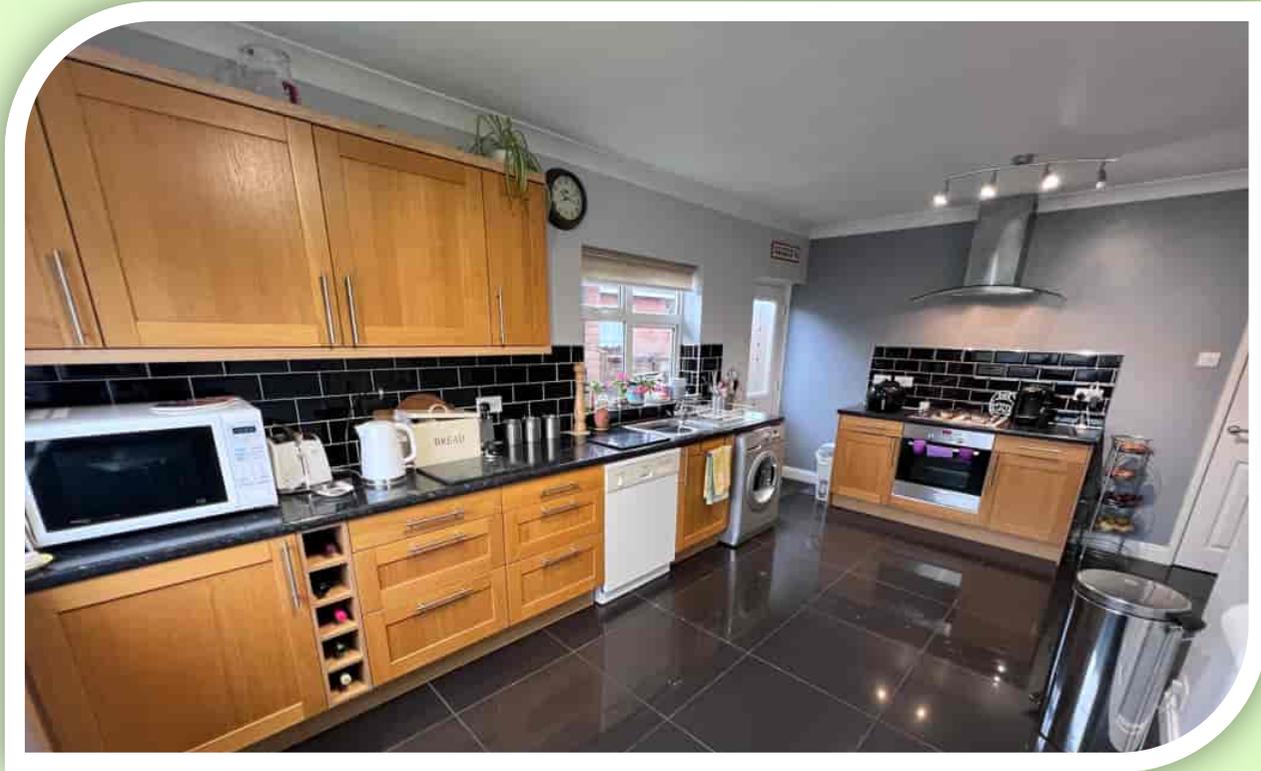
23 Greengate, Hutton, Preston, Lancashire, PR4 5FH

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

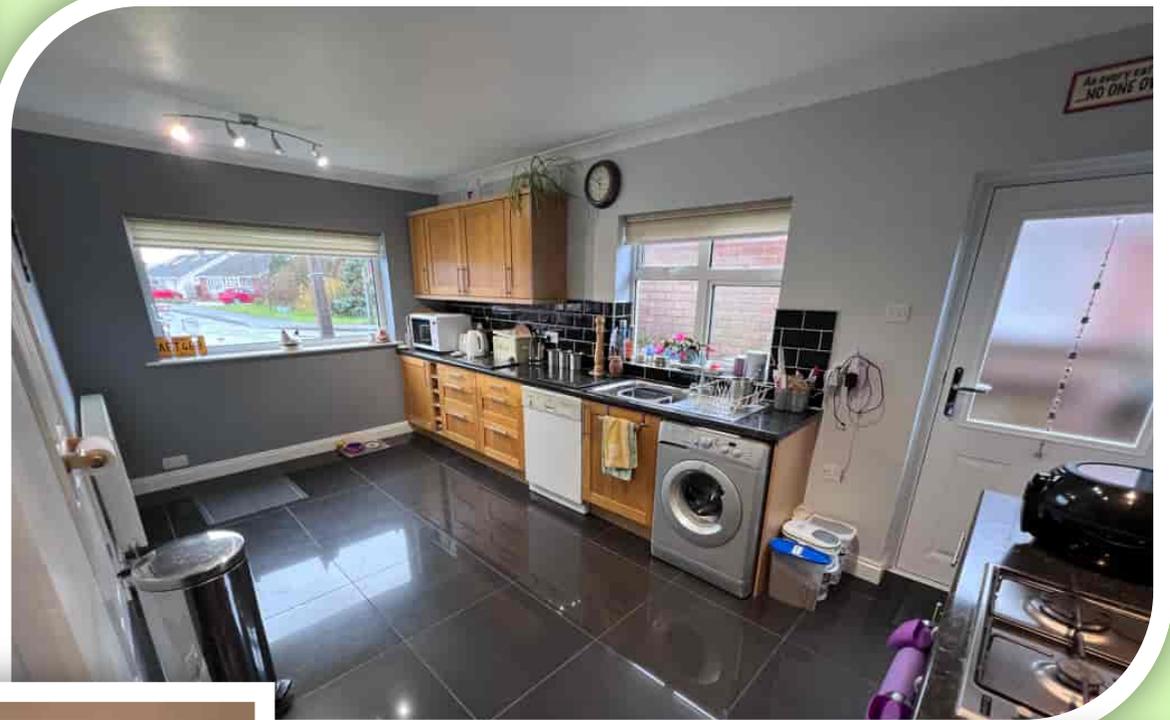
Beautifully presented link detached true bungalow in this sought after village location being offered for sale with NO CHAIN DELAY. Conveniently positioned for access to the local amenities, the flexible living accommodation comprises: open storm porch, entrance hallway, bay fronted lounge, dining/kitchen, 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.

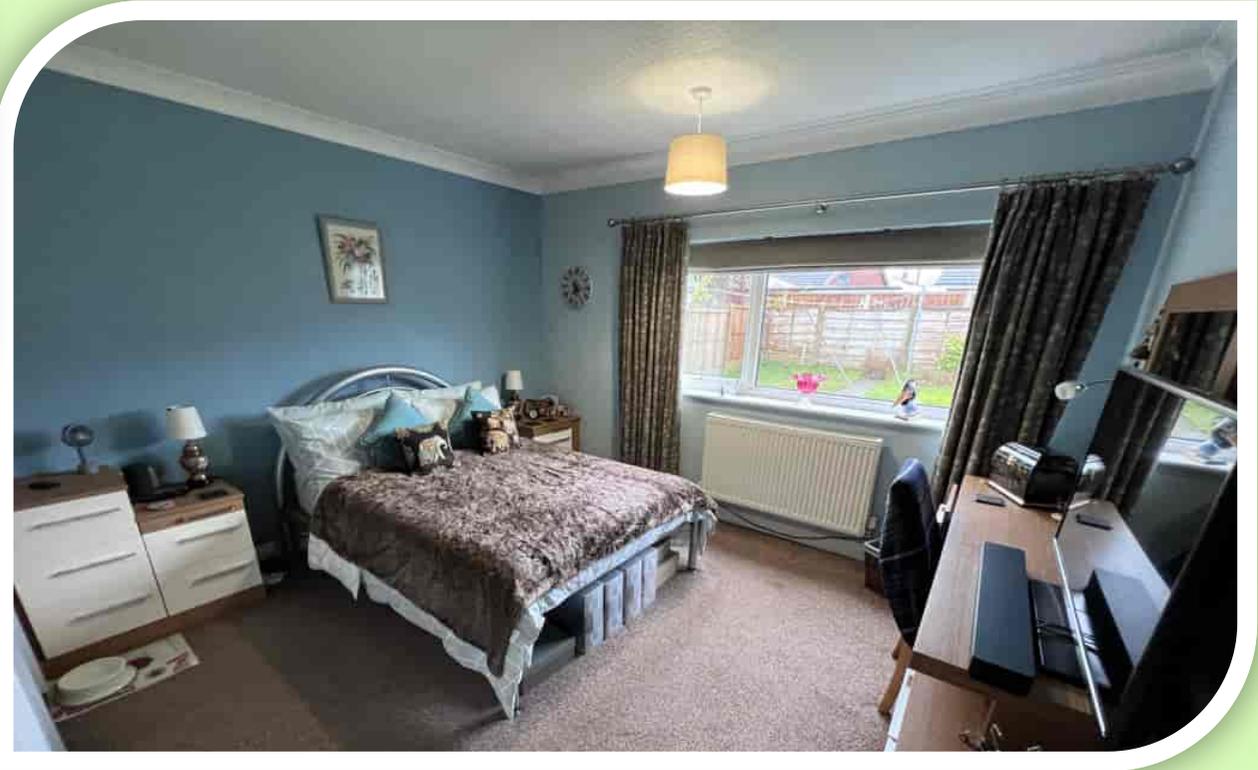




RECEPTION SPACES

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/drainer, 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

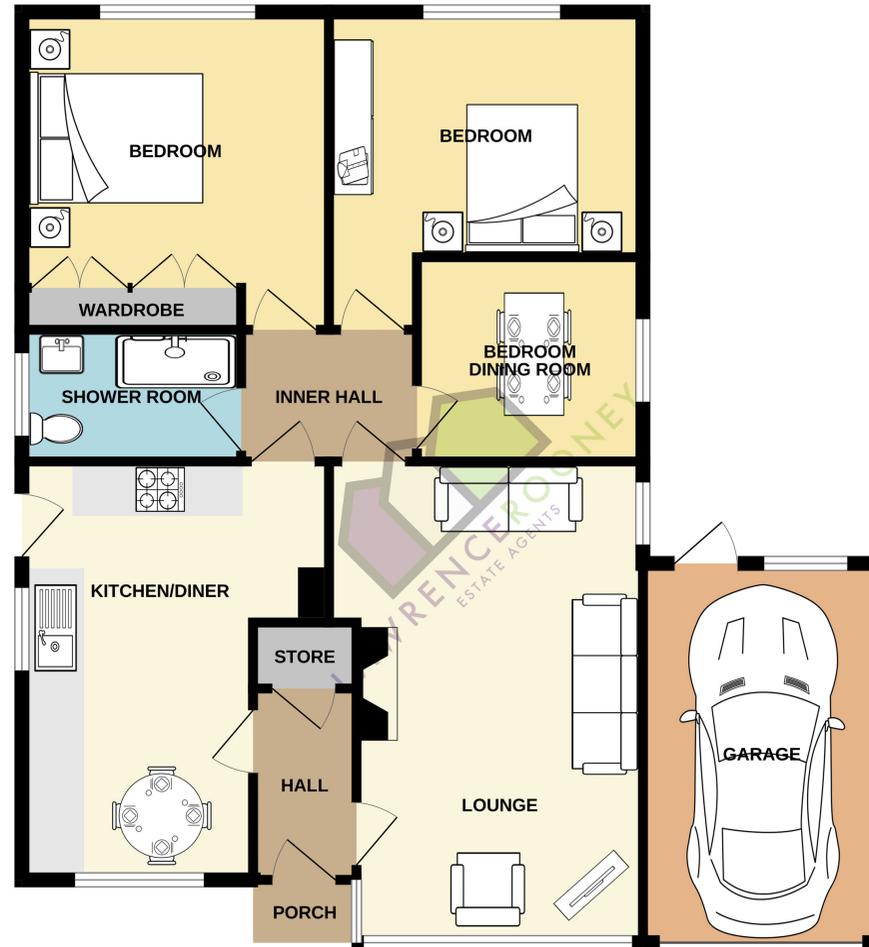
There are two double bedrooms at the rear of the property with radiators and rear windows. The main bedroom also has a range of expertly fitted bedroom furniture comprising: wardrobes, dresser and matching bedside. The versatile third bedroom has a side window and radiator but currently utilised as a 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

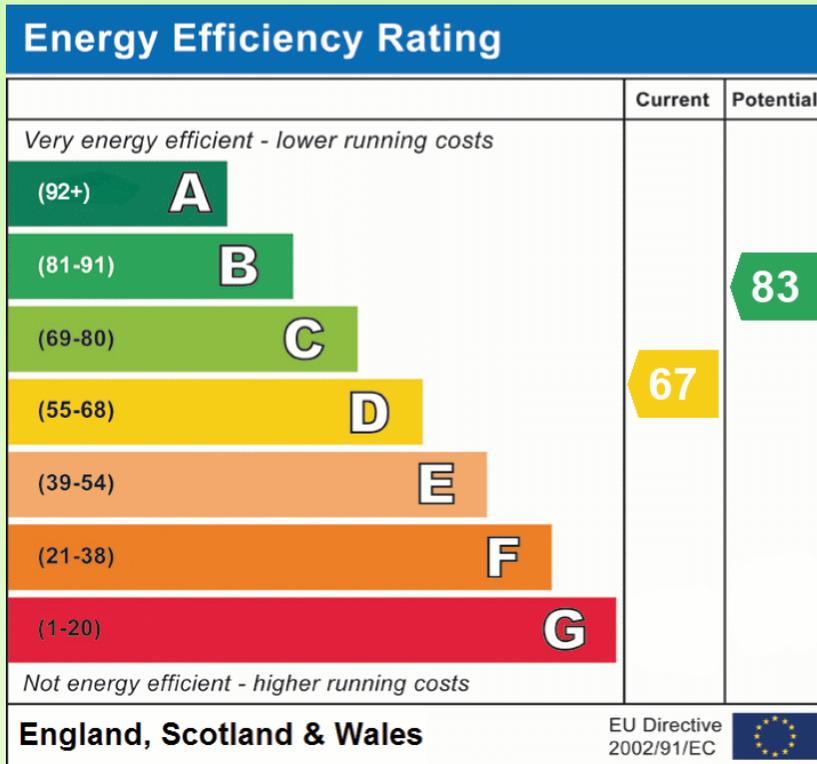


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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