



LAWRENCE ROONEY  
ESTATE AGENTS

25 Cockersand Avenue

Hutton

Preston

Lancashire

PR4 5EL



Beautifully presented and recently updated semi-detached true bungalow located within this popular village. Conveniently positioned for access to the amenities of both Longton and Hutton, the ideal property for those looking to downsize their accommodation comprising: entrance hallway, rear lounge/diner, modern fitted kitchen, useful utility porch, two double bedrooms and a stylish modern shower room. Outside as set well back from the road there is a sizeable front garden, extensive driveway offers ample off road parking with access to the detached garage and a rear garden. This bungalow is warmed via a gas fired central heating system and benefits from double-glazing throughout. Viewing is highly advised to fully appreciate.

£225,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

## Entrance Hallway

External side door and built in storage.

## Lounge/Diner

10' 7" x 17' 8" (3.23m x 5.38m)

Spacious reception room having sliding patio doors out onto the rear garden, laminate flooring, radiator and spotlights.

## Kitchen

8' 11" x 8' 0" (2.72m x 2.44m)

Stylish fitted kitchen has a range of units with work surfaces to complement, inset sink/drain, hob with extractor canopy over, built in oven, laminate flooring, side window, integrated appliances and door into:

## Utility Porch

9' 0" x 4' 9" (2.74m x 1.45m)

Double-glazed units, external side door and space for laundry appliances.

## Bedroom One

10' 8" x 12' 9" (3.25m x 3.89m)

Double-glazed front window and radiator.

## Bedroom Two

8' 0" x 9' 8" (2.44m x 2.95m)

Double-glazed front window and radiator.

## Shower Room

Stylish and expertly tiled shower room fitted with a white three piece suite comprising: walk in shower cubicle, vanity unit with wash hand basin and low level W.C. Double-glazed frosted side window and ladder towel radiator.

## Garage


A longer than average detached single garage with an up and over front door, lean to store attached to the rear and side windows.

## Gardens

To the front lawn with planted border, driveway offers ample of road parking and extends to the garage at the rear. The rear garden has paved patio areas, lawn with planted border and fencing to the boundaries.

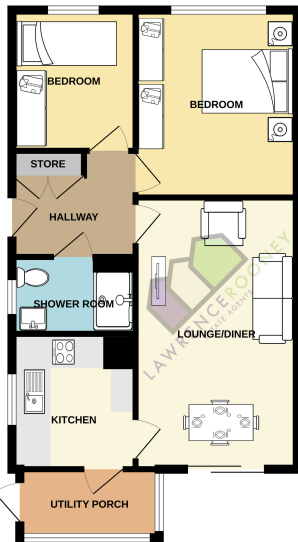


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR



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