



LAWRENCE ROONEY  
ESTATE AGENTS

49 Cockersand Avenue

Hutton

Preston

Lancashire

PR4 5EL



Well maintained semi-detached bungalow positioned within this popular village and is offered for sale with NO CHAIN DELAY. Ideal for those looking to downsize their accommodation this true bungalow is positioned within easy reach to the amenities of Hutton and transport links. The living accommodation comprises: entrance hallway with built in storage housing the central heating boiler, lounge/diner, inner hallway, main bedroom has fitted wardrobes, modern fitted kitchen, shower room and the second bedroom is currently utilised as a dining/sitting room. Outside the extensive driveway leads to a carport and garage, front garden and a fully enclosed rear garden. Early viewing is highly advised

£189,950

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

### Entrance Hallway

External front door, radiator and built in store cupboard also houses the central heating boiler.

### Lounge

11' 6" x 16' 4" (3.51m x 4.98m)

The lounge/diner has a front window, electric fire within a wooden surround, radiator, coving and wall light points.



### Inner Hallway

Loft access.

### Kitchen

8' 5" x 10' 0" (2.57m x 3.05m)

Modern fitted units with work surfaces and matching splashbacks to complement, inset sink/drain, space for appliances, side window, external side door, radiator and wood effect flooring.



### Shower Room

Fitted with a modern three piece suite in white comprising: step in shower cubicle, vanity unit with wash hand basin and low level W.C. Frosted side window and easy maintenance panelled walls.

### Bedroom One

10' 0" x 13' 1" (3.05m x 3.99m)

The main bedroom has a rear window, fitted wardrobes with matching drawers and radiator.

### Bedroom Two

10' 1" x 8' 4" (3.07m x 2.54m)

Also ideal as sitting/dining room having a set of French doors opening out onto the rear garden and radiator.



### Garage

Up and over front door.


### Gardens

At the front a lawned garden with gravel border, driveway offers ample off road parking and access to the carport and garage. Gated access into a generous rear garden, lawn with planted border, paved patio areas and fencing to the boundaries.



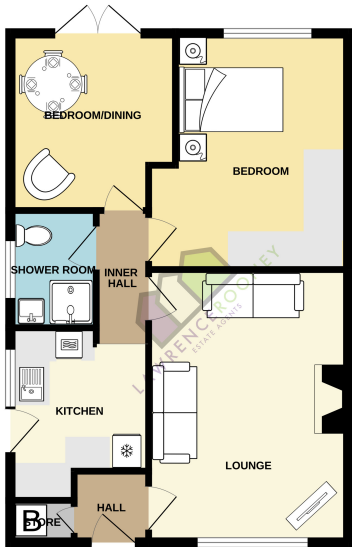


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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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