



**LAWRENCE ROONEY**  
ESTATE AGENTS

Fairfield, Park Avenue, Much Hoole,  
Preston, Lancashire PR4 4QL

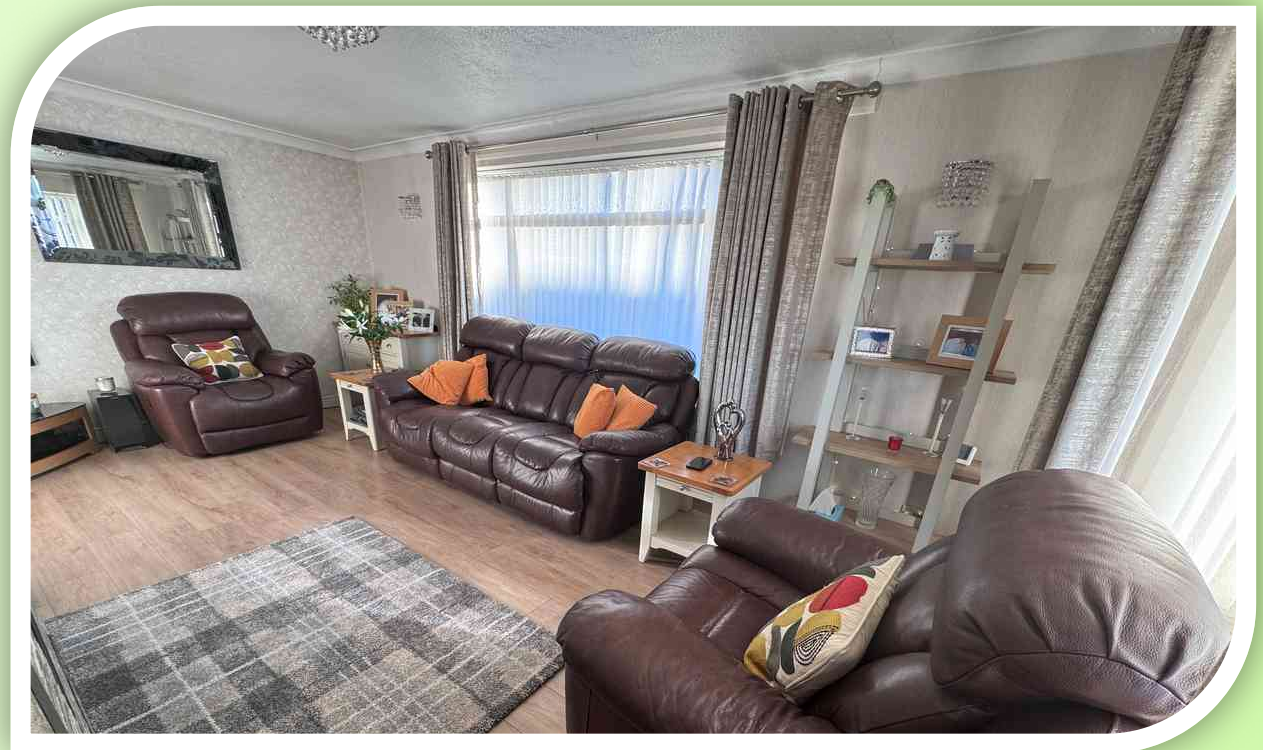
**£276,950**

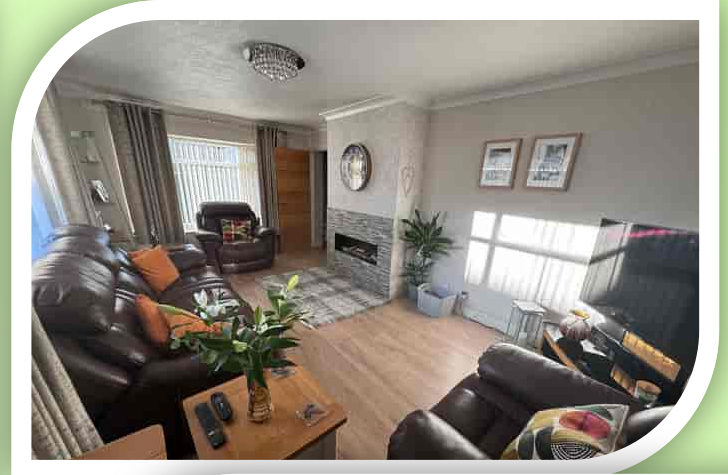
**Fairfield,  
Park Avenue,  
Much Hoole, Preston,  
PR4 4QL**

**Beautifully presented detached  
chalet style property with a view  
over the local park.**

- Detached Chalet Style Property
- Two/Three Bedrooms
- Beautifully Presented Throughout
- Front Faces The Local Park
- Stylish Modern Kitchen & Dining Area
- Integral Garage
- Double Width Driveway
- Convenient Village Location
- Council Tax Band D

Beautifully presented detached chalet style property with a view over the local park. Located within the popular village of Much Hoole this superb home offers extended living accommodation arranged over ground and first floors briefly comprising: entrance hallway, spacious lounge, ground floor bedroom or study, bathroom, separate W.C, stylish modern fitted kitchen with dining area, utility room, integral garage. To the first floor there are two double bedrooms with dual elevation windows and built in storage. Outside double width driveway for parking with access to the garage and established garden areas to three elevations. This property benefits from double-glazing throughout and is warmed via a gas fired central heating system.



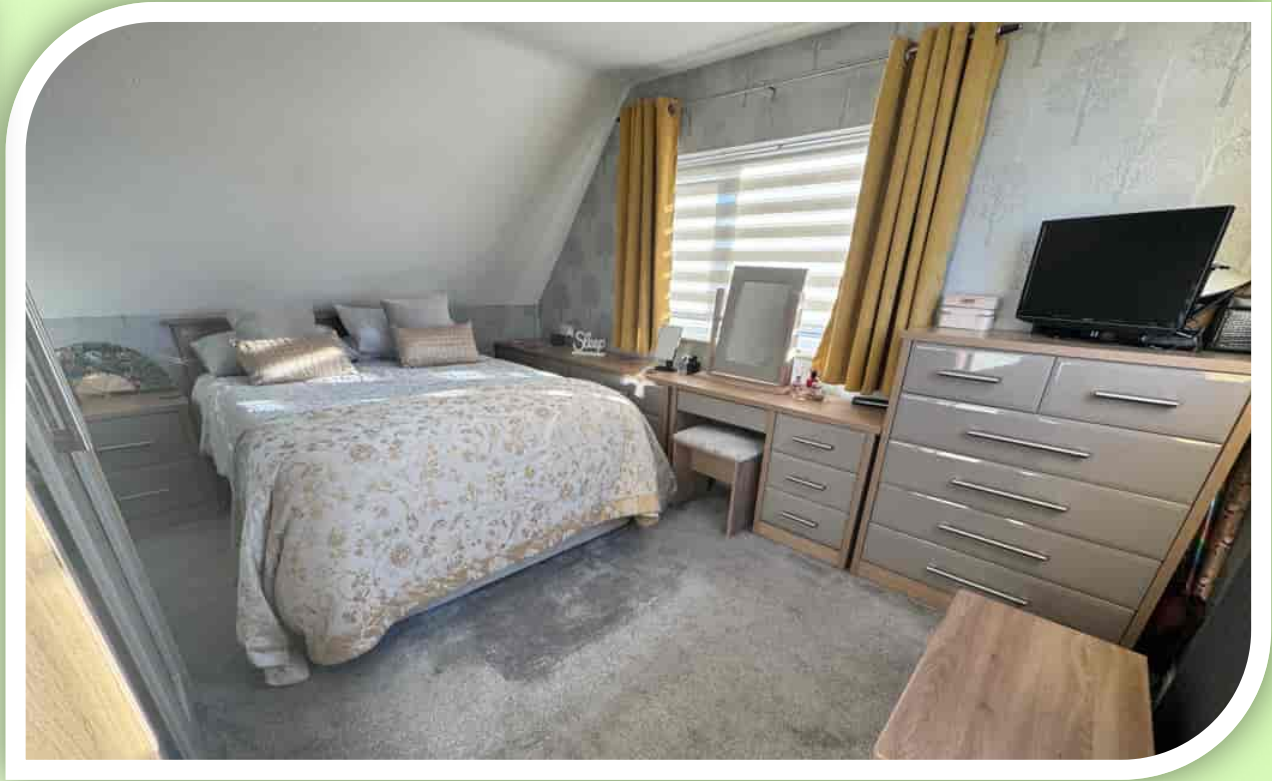


## GROUND FLOOR

Access to the property is taken via the entrance hallway having stairs up to the first floor, wood effect Karndeian flooring and open arch into the inner hallway. To the right is the spacious lounge spanning the full depth of the property having dual elevation windows, hole in wall style fire with feature tiling and laminate flooring. Across the hallway is a versatile ground floor study or sitting room with a front window but could also serve as a ground floor bedroom. Just off the inner hall there is a two piece bathroom and separate W.C. The stylish kitchen is open plan to a dining area, ideal for modern family life this modern space has Karndeian flooring throughout, front and rear windows and access into the utility room. The kitchen is expertly fitted with a an extensive range of units, contrasting black Granite worktops with matching upstands and hob splashback, under set sink, built in oven and combination oven and LED kick plinth lights. Stepping into the utility that has fitted units, inset sink/drainer, external side door space for laundry appliances and access into the garage.







## FIRST FLOOR

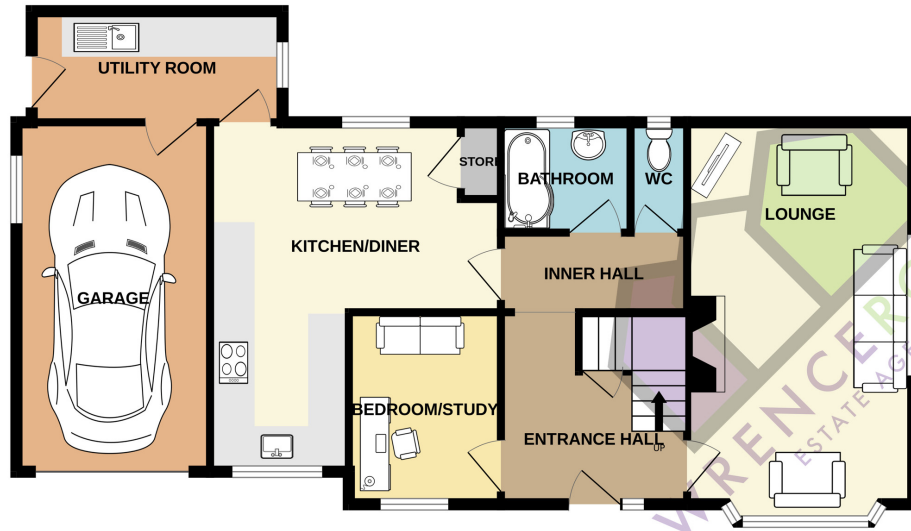
The landing has a front window offering a pleasant view over to the local park and access to the bedrooms. The main bedroom has dual elevation windows and built in wardrobes. Across the landing the second double bedroom also has built in wardrobes and dual elevation windows.



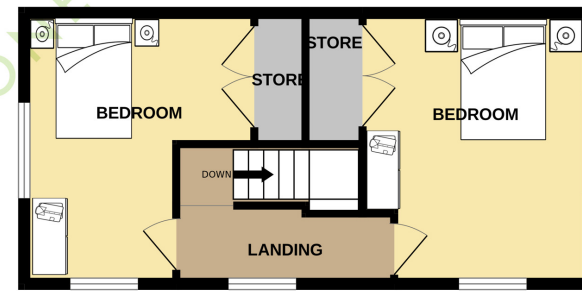
## OUTSIDE

To the front there is a double width driveway for off road parking and access to the garage. Lawned gardens to three elevations, paved pathway, hedging or fencing to the boundaries, the left hand side garden is fully enclosed with a patio area.

GROUND FLOOR



1ST 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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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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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