



LAWRENCE ROONEY
ESTATE AGENTS

185 Liverpool Road, Hutton,
Preston, Lancashire PR4 5FE

£310,000

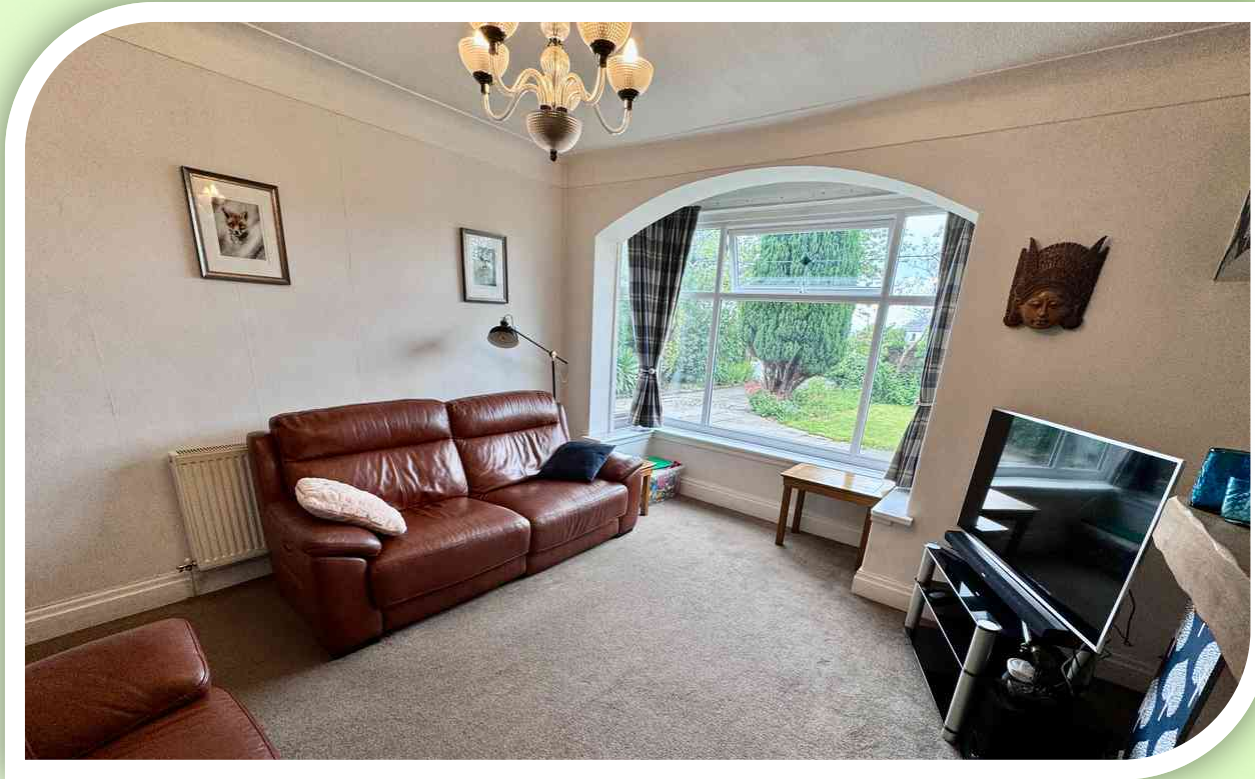
185 Liverpool Road, Hutton, Preston, Lancashire, PR4 5FE

Traditional semi-detached property offering extended living accommodation and south facing rear garden located within this sought after village.

- Traditional Semi-Detached Property
- Sought After & Convenient Location
- Three Bedrooms
- Open Plan Living Kitchen
- Carport & Garage
- Extensive Driveway & Attached Garage
- Extended Accommodation
- Modern Bathroom
- Enclosed & South Facing Rear Garden

Traditional semi-detached property offering extended living accommodation and south facing rear garden located within this sought after village. Ideal as a family home this well presented property affords a convenient location for access to the many amenities of Longton or Hutton but also the highly regarded Hutton Grammar School. The extended living accommodation is arranged over ground and first floors briefly comprising: entrance porch, hallway, bay fronted lounge with log burner, open plan living kitchen has spaces for cooking, dining and relaxing, three bedrooms and a modern three piece bathroom suite. Set well back from the road this property has an extensive driveway leading to a side carport and garage, the fully enclosed rear garden enjoys a southern orientation. Warmed via a gas fired central heating system this home also benefits from double-glazing throughout. An internal inspection is highly advised to fully appreciate.





GROUND FLOOR

Access to the accommodation is taken via the entrance porch, stepping through into the hallway with wood effect Karndean flooring a staircase leads to the first floor, the hallway also has a radiator and built in storage. The principal reception room is the bay fronted lounge, beautifully decorated the lounge also features a log burning stove, coving and a radiator. Spanning across the rear of the property is the perfect space for modern day family life having and continuation of the wood effect Karndean flooring . The kitchen is fitted with an extensive range of units, space for a range style cooker, inset sink/drain, space for appliances, external rear door, rear window, space for a dining table and a rustic brick fireplace houses a log burning stove.







FIRST FLOOR

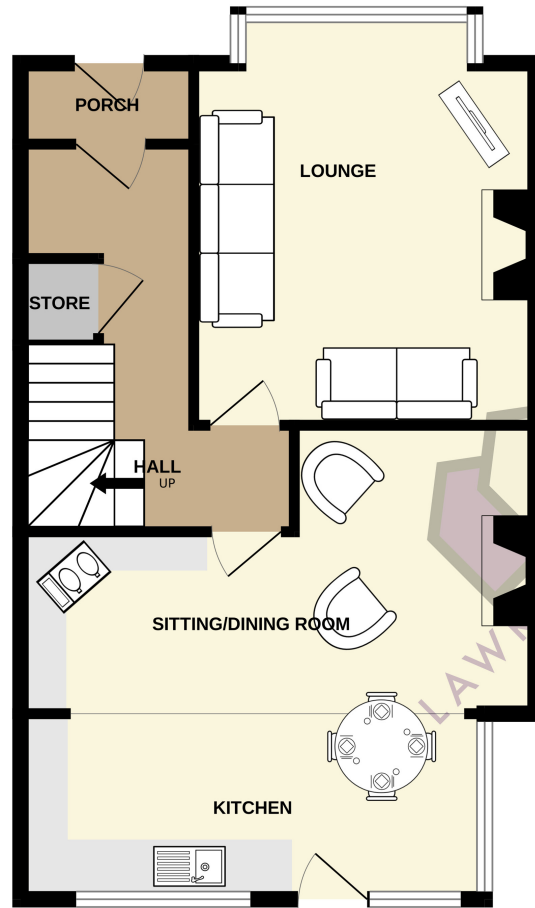
Across the first floor the private spaces comprise three bedrooms and a modern white bathroom. The spacious main bedroom has a bay window to the front elevation, expertly fitted wardrobes across one wall and column radiator. The second double bedroom has a rear window and radiator. A single third bedroom has a front window and radiator. Fitted with a modern white suite the bathroom comprises: panelled bath with shower over, pedestal wash hand basin and a low level W.C. Frosted rear window, built in storage houses the central heating boiler, tiled to complement and a ladder towel radiator.



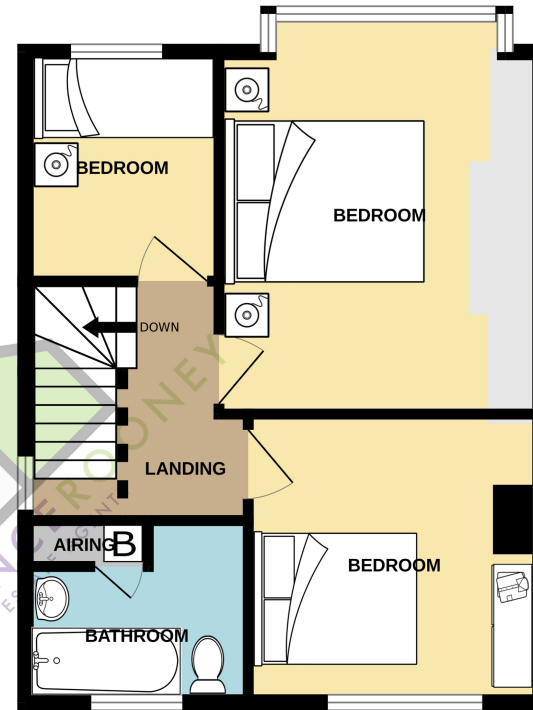
OUTSIDE

At the front the extensive paved driveway offers ample off road parking, access to the carport and garage to the rear, lawn with established planted borders and mature hedging to the boundaries. To the rear the fully enclosed garden faces south being laid to lawn, paved patio area, gated access and fencing to the boundaries.

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



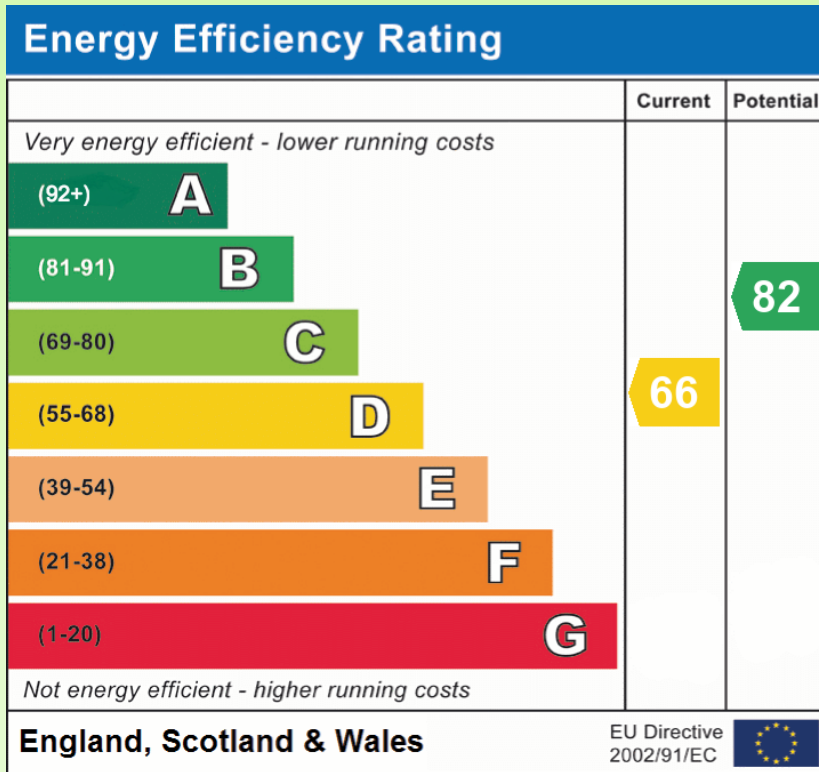
TOTAL FLOOR AREA : 994 sq.ft. (92.3 sq.m.) approx.

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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