



LAWRENCE ROONEY
ESTATE AGENTS

34 Greengate, Hutton, Preston,

Lancashire PR4 5FH

£289,950

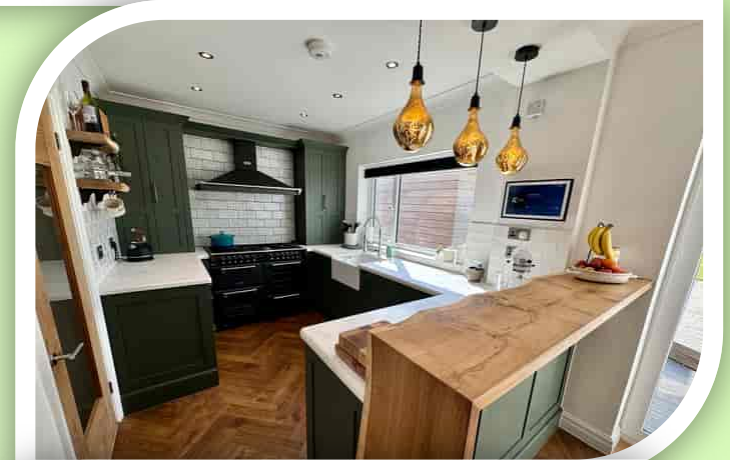
34 Greengate, Hutton, Preston, Lancashire, PR4 5FH

A truly individual semi-detached property offering a deceptive amount of living accommodation, a stunning summer house and a generous south facing rear garden.

- Unique & Versatile Family Home
- Skillfully Extended Semi-Detached
- Three Bedrooms
- Generous South Facing Rear Garden
- Stunning Summer House
- Popular Location
- Beautifully Presented & Finished Throughout

A truly individual semi-detached property offering a deceptive amount of living accommodation, a stunning summer house and a generous south facing rear garden. Exquisitely presented throughout this is a property that has to be viewed to fully appreciate the clever use of space, quality materials and meticulous finish on offer. The living and private spaces are arranged over ground and first floors comprising: entrance hallway, bay fronted lounge with media wall, laundry room, wet room, stunning open plan dining kitchen with an Oak breakfast bar, three bedrooms and bathroom to the first floor. Outside driveway to the front offers ample off road parking or hardstanding, the south facing rear garden is fully enclosed and features an extensive decked area perfect for outdoor entertaining with access to the detached western red cedar clad summerhouse which would suit a wide variety of uses. This property is warmed via a gas fired central heating system and benefits from double-glazing. Viewing is highly advised.





GROUND FLOOR

Access to the property is via the entrance hallway having an engineered Oak floor, Oak and glass staircase to the first floor with built in book case below that slides out to reveal a store area. Taking an Internal door into an inner hall you past a useful laundry room utilising the remainder of the under stairs space and bi-fold doors open to a larder and also housing for an an American style fridge/freezer. Also off the inner hallway is three piece wet room with a handcrafted Corian wet area and wash hand basin. The lounge has a continuation of the Oak flooring, bay window to the front and to one wall a bespoke media wall with inset electric fire, space for television and wiring for Dolby surround sound. Across the rear of the property the stylish kitchen is open plan into a dining area with a gorgeous Amtico floor laid in a herringbone style. The kitchen itself is fitted with a range of modern units and Corian work surfaces to complement, Belfast sink, Oak Breakfast bar, space for range style cooker and American style fridge/freezer. The dining area has built in storage and sliding patio doors out onto the rear decking.





FIRST FLOOR

At the first floor the private spaces are accessed from an impressive landing area bathed in natural light via a Velux roof light. The main bedroom has a rear window, Oak flooring, wall lights, radiator and a bespoke dressing table fitted to a recess. A second bedroom has a rear window and radiator. The third bedroom would also be ideal as a study as has a fitted desk, Oak flooring and Velux roof light. A first floor bathroom is expertly fitted with a double end bath having a Corian side panel, wall hung wash hand basin with matching Corian splash back and a low level W.C

SUMMER HOUSE

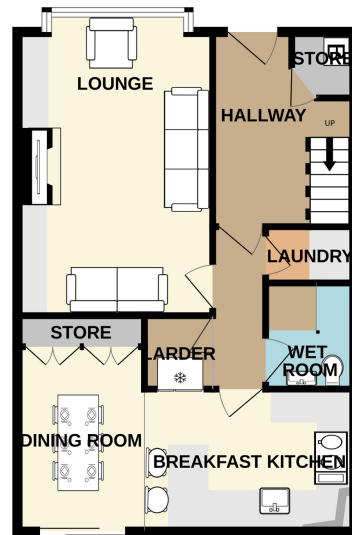
This former garage has been repurposed as a multi purpose outdoor room with a western red cedar timber clad exterior, accessed from the decking via three sliding glass doors there are two spaces with Amtico flooring perfect for socialising, use as home office or workshop. The remainder of the garage is useful storage.



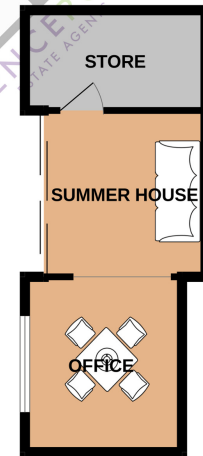
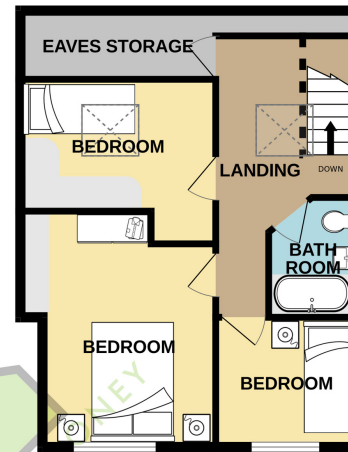
OUTSIDE

To the front driveway extends top the side of the property offering ample off road parking, additional slate parking area with side planters. Gated access into the rear garden, having the advantage of facing south this generous garden is fully enclosed having a lawn with slate border. The extensive decking is perfect for outdoor entertaining arranged over two levels it also features an outdoor kitchen with work surface, space for a pizza oven and barbecue.

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.
Made with Metropix ©2024

Lawrence Rooney Estate Agents for themselves and the vendors of this property whose agents they are give notice that:

1. All plans, descriptions, dimensions, references to condition, suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or other appliances at the property have not been tested nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof.
4. All correspondence (whether marked or not) and all discussions with Lawrence Rooney Estate Agents and or their employees regarding the property referred to in these particulars are subject to contract.
5. No Person in the employment of Lawrence Rooney Estate Agents has any authority to make any representations or warranty whatsoever in relation to this property.
6. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property.

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.

Lawrence Rooney Estate Agents
3 Oak Gardens, Longton, Lancashire PR4 5XP
01772614433 info@lawrencerooney.co.uk

www.lawrencerooney.co.uk



OPEN 7 DAYS A WEEK