



LAWRENCE ROONEY
ESTATE AGENTS

86 Chain House Lane

Whitestake

Preston

Lancashire

PR4 4LB



Charming mid terraced cottage offered for sale with NO CHAIN DELAY. Conveniently positioned for access to amenities and the transport networks, this deceptive property comprises: entrance porch, lounge, dining kitchen with walk in store/pantry, three bedrooms and a bathroom. Outside driveway to the front with garden area and a rear yard. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout.

£199,950

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

Entrance Porch

External front door and side window, inner door into:

Lounge

15' 2" x 15' 0" (4.62m x 4.57m)

Front elevation window, under stairs store, rustic brick fireplace, alcove shelving, wall light points and exposed beams.

Dining Kitchen

12' 0" x 16' 0" (3.66m x 4.88m)

Fitted with an extensive range of units with contrasting work surfaces to complement, inset sink/drain, gas hob with extractor canopy over, space for appliances, rear window, tiled floor, radiator and external rear door.

Cloakroom

Two Piece suite.

Landing

Built in storage and access to the bedrooms.

Bedroom One

9' 1" x 15' 0" (2.77m x 4.57m)

Front window and radiator.

Bedroom Two

Rear window and radiator.

Bedroom Three

5' 9" x 11' 8" (1.75m x 3.56m) (L-Shaped)

Front window and radiator.

Bathroom

Three piece suite comprises: panelled bath with shower over, pedestal wash hand basin and low level W.C. Frosted rear window, tiled to complement and radiator.

Outside

To the front paved driveway, stone wall and paved garden area. At the rear a fully enclosed paved yard area.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR 1ST FLOOR



When energy ratings have been made to produce the accuracy of the figures contained herein, measurements will have been taken in accordance with the relevant standards and procedures and will be reported to the client in the Energy Performance Certificate. The figures are estimates and should not be relied upon for the purpose of any legal proceedings. The figures are estimates and should not be relied upon for the purpose of any legal proceedings. The figures are estimates and should not be relied upon for the purpose of any legal proceedings.





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