



LAWRENCE ROONEY  
ESTATE AGENTS

25 Green Hey  
Much Hoole  
Preston  
Lancashire  
PR4 4QH



Semi-detached dormer style property offered for sale with NO CHAIN DELAY. Located in the village of Much Hoole within easy reach to the amenities, schools and transport links this deceptively spacious property requires some cosmetic improvements however offers great potential. The living accommodation is arranged over ground and first floors briefly comprising: entrance porch, hallway, dining room or ground floor bedroom, rear lounge, conservatory, fitted kitchen, bathroom, separate w.c and two bedrooms to the first floors. Outside driveway with carport, detached garage with garden store to the rear, low maintenance front garden and a rear garden. This property is warmed by a gas fired central heating system and benefits from double-glazing throughout.

£175,000

OPEN 7 DAYS A WEEK

LAWRENCE ROONEY

## Entrance Porch

Double-glazed units and external side door. Inner door into:

## Hallway

Stairs to the first floor and front window.

## W.C.

Frosted side window and low level W.C.

## Dining/Bedroom

Front window and radiator.

## Inner Hallway

Open plan into:

## Rear Lounge

10' 9" x 16' 1" (3.28m x 4.90m)

Spacious main reception room having an electric fire, radiator, alcove storage and radiator. Sliding patio doors into:

## Conservatory

9' 5" x 9' 5" (2.87m x 2.87m)

Double-glazed units and sliding patio doors out onto the rear garden.

## Bathroom

Two piece suite comprising panelled bath with shower over and vanity units with wash hand basin. Frosted side window, radiator and tiled to complement.

## Kitchen

10' 3" x 10' 2" (3.12m x 3.10m)

Fitted with a range of units and work surfaces to complement, inset sink/drain, gas hob with extractor over, wall mounted boiler, breakfast bar, radiator, space for appliances, tiled floor, rear window and external side door.

## Landing

Access to bedrooms.

## Bedroom One

10' 9" x 15' 2" (3.28m x 4.62m)

Front window, radiator and fitted wardrobes to one wall.

## Bedroom Two

10' 3" x 15' 2" (3.12m x 4.62m)

Side window, airing cupboard, radiator and built in storage.

## Garage & Garden Store


Detached single garage having side windows, front doors and attached to the rear is a useful garden store with sliding patio doors for access.

## Gardens

To the front driveway leads through gates to a carport, low maintenance front garden with fencing to the boundaries. The rear garden faces south east having a lawn, paved patio, raised planters 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>                            |                         | 82  |
| (69-80) <b>C</b>                            |                         |   |
| (55-68) <b>D</b>                            | 57                      |   |
| (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 |  |



While every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, contents and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, options and appliances shown have not been tested and no guarantee is given that they are as described or will function as intended.





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Lawrence Rooney Estate Agents  
3 Oak Gardens, Longton, Lancashire, PR4 5XP

01772614433  
[info@lawrencerooney.co.uk](mailto:info@lawrencerooney.co.uk)  
[www.lawrencerooney.co.uk](http://www.lawrencerooney.co.uk)

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