

# 1 Crossfield

Hutton
Preston
Lancashire
PR4 5EH



Semi-detached true bungalow standing on a generous corner plot offered for sale with NO CHAIN DELAY. Requiring modernisation this extended bungalow offers superb potential and enjoys a sought after village location. The accommodation comprises: entrance hallway, rear lounge with seating area extension, fitted kitchen, utility room, two double bedrooms, single bedroom or study and bathroom. Outside there are garden areas to three elevations, detached garage and a driveway. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout. Early viewing is highly advised to fully appreciate.

£175,000

OPEN 7 DAYS A WEEK

ш

0

~

ш

U

Z

ш

~

3

4

# **Entrance Hallway**

External side door and built in storage cupboard.

# Rear Lounge

3.37m x 5.28m (11' 1" x 17' 4")

Spacious reception room with a rear extension, gas fire within a surround, radiator and wall light points.

## Sitting Area

3.0m x 1.9m (9' 10" x 6' 3")

Rear sitting area having sliding patio doors out onto the rear garden.

### Kitchen

3.0m x 2.1m (9' 10" x 6' 11")

Fitted with a range of units, work surfaces to complement, inset sink/drainer, gas hob, built in oven, radiator, rear window, wall mounted boiler and space for appliances. Door to:

# **Utility Room**

3.0m x 1.9m (9' 10" x 6' 3")

External rear door, space for laundry appliances and double-glazed windows.

#### **Bedroom One**

3.33m x 4.0m (10' 11" x 13' 1")

Double-glazed front window and radiator.

#### **Bedroom Two**

Double-glazed front window, radiator and built in wardrobes with mirrored sliding doors.

## Bedroom/Study

2.24m x 1.9m (7' 4" x 6' 3")

Double-glazed side window, radiator and built in storage.

#### **Bathroom**

Three piece suite comprises: panelled bath, pedestal wash hand basin and low level W.C. Double-glazed frosted side window, radiator and airing cupboard.

## Garage

Detached single garage.

#### Gardens

Garden areas to three elevations, the front is laid to lawn with shrubbery, lawn extends round to the side having a pathway to the front door. The rear is enclosed with timber panel fencing and a driveway for off road parking.











ш

Z

0

O

ď

...

U

Z

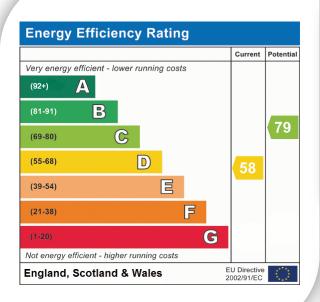
T

~

>

4

\_





ш

Z

0

0

~

ш

Z

ш

~









GROUND FLOOR

of doors, vindows, sooms and any other term are approximate and no responsibility is taken toemission on the studentest. This pain to the flustation but proposes only and should be used a prospective purchaser. The services, system and appliances shown have not been testing as to their operations or efficiency can be given. Made with Motopia C2024



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

- 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** 



2