



LAWRENCE ROONEY
ESTATE AGENTS

Deneroyd, Chain House Lane,
Whitestake, Preston, Lancashire

£399,950

39 Deneroyd, Chain House Lane, Whitestake, Preston, Lancashire, PR4 4LE

Charming and beautifully presented detached true bungalow sat in large plot of approximately 0.45 of an acre.

- Delightful Detached True Bungalow
- Approximately 0.45 Acre Plot
- Three Bedrooms
- Substantial Detached Garage
- Modern Fitted Kitchen
- Open Aspect To Side & Rear
- Established Gardens
- Extensive Driveway
- Bathroom & Shower Room
- Council Tax Band E

'Deneroyd' a detached true bungalow sat in a plot of approximately 0.45 of an acre bordering farmland. This delightful home offers three bedrooms, shower room and bathroom, modern fitted kitchen and a substantial detached garage with garden room to the rear. The beautifully presented interior comprises: entrance porch, utility room, shower room, modern fitted kitchen open plan into a sitting/dining room, inner hallway, bathroom, second bedroom with fitted wardrobes, bedroom three/study, bedroom one with bay window, lounge with bay and dual elevation windows. Outside there is an extensive driveway offering ample off road parking or hard standings for several vehicles, substantial 25ft wide detached garage, garden room attached to the rear of the garage, established rear garden areas enjoying a southern aspect, paved patio, timber cabin and Deneroyd borders farmland to the side and rear elevations. This property benefits from double-glazing throughout and is wared via a gas fired central heating system.





RECEPTION ROOMS

Deneroyd is accessed via the side entrance porch with doors into the kitchen and access through to a useful utility room with fitted units, inset sink/drain, space for appliances and side window. Door into a useful three piece shower room and where the central hedging bliler is located. The kitchen is fitted with a stylish modern range of high gloss finish and handleless units, work surfaces to complement, inset sink/drain, hob with feature extractor over, built in double oven, side window and a tiled floor. Open plan into a sitting/dining space with island counter breakfast bar, tiled floor, French doors open out onto the rear garden, coving and radiator. From the inner hallway there is access to the private spaces and the principal reception room, the lounge having a bay window to the front elevation, dual elevation windows, fire within a surround, coving, laminate flooring and two radiators.







PRIVATE SPACES

The main bedroom is to the front of the property with a bay window, radiator and coving. The second double bedroom has a rear window, fitted wardrobes with mirrored sliding doors, laminate flooring and radiator. The third bedroom would also be ideal as a study with a side window and radiator. The bathroom is fitted with a white three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C. Frosted rear window and tiled to complement.

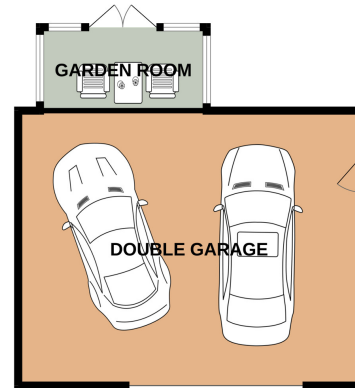


OUTSIDE

To the front lawned gardens and the extensive driveway offers ample off road parking or hard standings for several vehicles and access to the garage. This substantial brick built detached garage is 25 ft wide with a remote control up and over front door, power and side door. To the rear of the garage is a glazed garden room ideal for relaxation or a wide of other uses. The rear garden enjoys a southern aspect with paved patio areas, defined planted garden areas, lawn, timber cabin, decked platform and fencing to the boundaries.

INTERIOR PHOTO

GROUND FLOOR

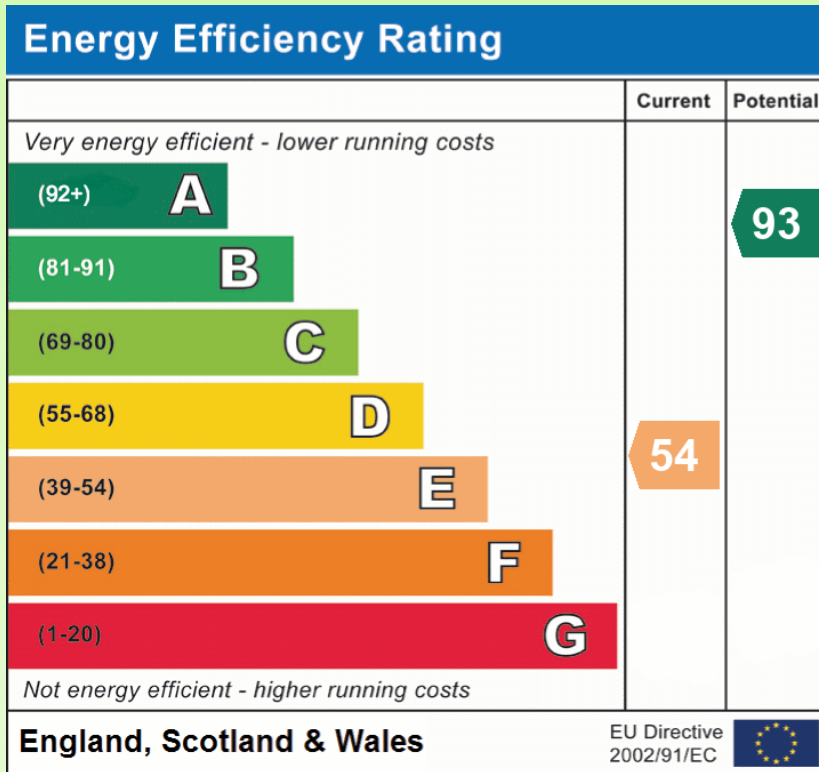


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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