



LAWRENCE ROONEY
ESTATE AGENTS

181A Liverpool Road, Hutton,

Preston PR4 5FE

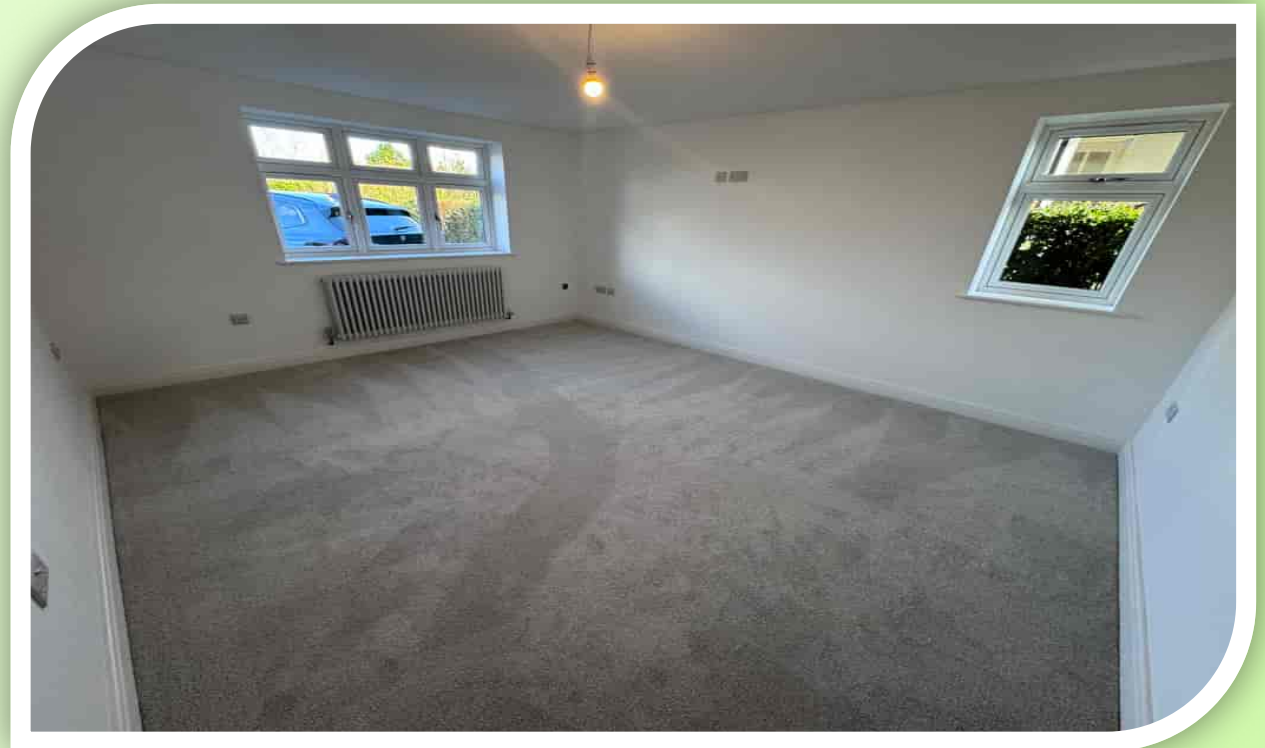
£380,000

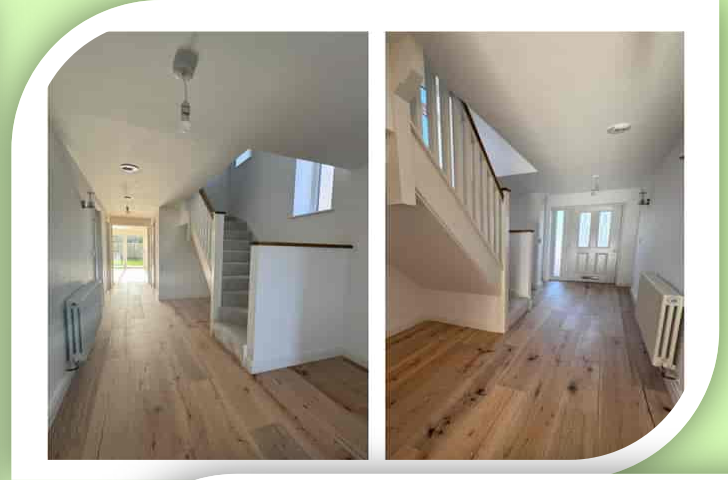
181A Liverpool Road, Hutton, Preston, PR4 5FE

**Most attractive and individual
new build detached property
home located within this popular
village offered for sale with NO
CHAIN DELAY.**

- Individual New Build Detached
- Three Bedrooms
- Impressive Open Plan Living Kitchen
- South Facing & Enclosed Rear Garden
- Extensive Driveway
- Quality Fittings & Finish Throughout
- NO CHAIN DELAY
- Close To Reputable School & Amenities

Impressive and individual detached family home located within this popular village offered for sale with NO CHAIN DELAY. Constructed by a renowned local builder, this striking new build property is expertly finished offering a deceptive amount of living accommodation the highlight being a fabulous open plan living kitchen with bi-fold doors and lantern style skylight. The living accommodation is arranged over ground and first floors comprising: entrance porch, hallway, lounge, utility room, cloakroom, open plan living kitchen with a fitted kitchen, matching island counter and a versatile room with spaces for dining and relaxing. To the first floor the main bedroom has a stylish en-suite shower room, two further bedrooms and a luxury four piece family bathroom featuring a freestanding oval bath. Outside ample off road parking space to the front and to the rear a fully enclosed south facing garden with patio. This property is warmed via a gas fired central heating system, double-glazed throughout and has the addition of solar panels to reduce energy costs. An internal inspection is highly advised to fully appreciate the attention to detail, thoughtful design and quality finish this superb home offers.





GROUND FLOOR

The accommodation is accessed via the entrance porch open into the hallway with stairs up to the first floor, engineered Oak flooring that flows right through into the utility and open plan kitchen to the rear, side windows and space for storage of even a desk. To the left the lounge has dual elevation windows and a column style radiator. Next along the hallway is a useful utility room with fitted units and work surface, side window, space for laundry appliances and cupboard housing the central heating boiler. Across from the utility is a two piece ground floor W.C. Spanning across the rear of the property is a very impressive open plan living kitchen having spaces for cooking, dining, entertaining and relaxing. The kitchen is fitted with a range of modern units, matching island counter with breakfast bar, Quartz work surfaces to complement with matching upstands, range cooker, under set twin sinks, integrated fridge/freezer and dishwasher. The sitting/dining area is bathed in natural light via a lantern style rooflight, two vertical radiators, side windows, external side door, and a set of bi-fold doors across the rear elevation open out onto the rear garden.







FIRST FLOOR

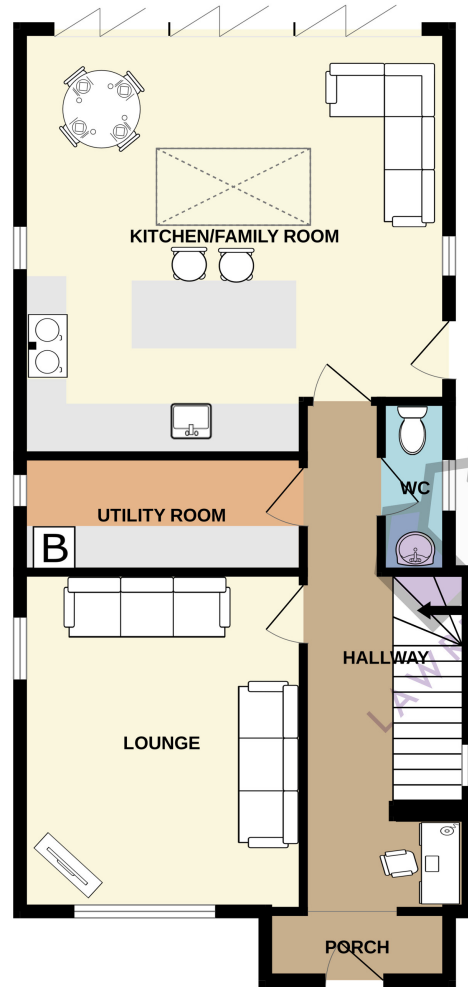
At the first floor there are three bedrooms, en-suite shower room and four piece bathroom. The main bedroom is to the rear of the property having a rear window, radiator and access to an expertly tiled three piece en-suite shower room. Second and third bedrooms both have front windows and radiators. The family bathroom is fitted with a stylish four piece suite in white comprising: freestanding oval shaped bath with feature mixer tap, step in shower cubicle, vanity unit with wash hand basin and low level W.C. Frosted rear window, ladder towel radiator and expertly tiled.



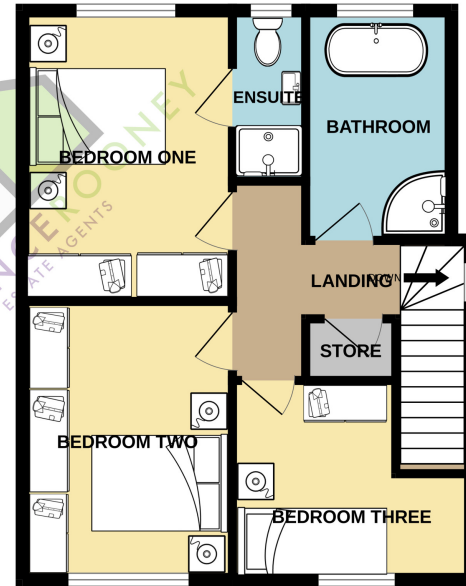
OUTSIDE

To the front the gravel driveway offers ample off road parking for several vehicles, raised side border, hedging or fencing to the boundaries. Paved pathway and a brick arch provides down the side of the property to access the rear garden. The south facing rear garden is laid to lawn, paved patio, fencing or hedging to the boundries.

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.
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