



LAWRENCE ROONEY
ESTATE AGENTS

168 Liverpool Road, Hutton,
Preston, Lancashire PR4 5SL

£399,950

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Extended traditional semi-detached boasting an extensive rear garden backing onto fields being offered for sale with NO CHAIN DELAY.

- Extended Traditional Semi-Detached
- Extensive Rear Garden
- Four Bedrooms
- Fabulous Open Plan Family Room
- Large Driveway
- Cabin & Summerhouse
- Four Piece Bathroom, En-Suite & Grd Floor Shower Room
- NO CHAIN DELAY

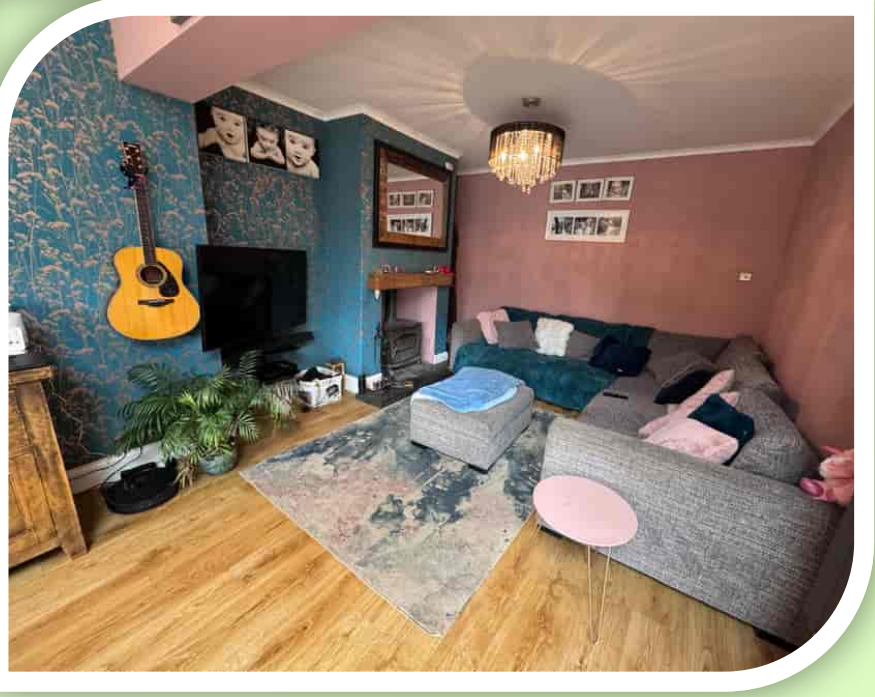
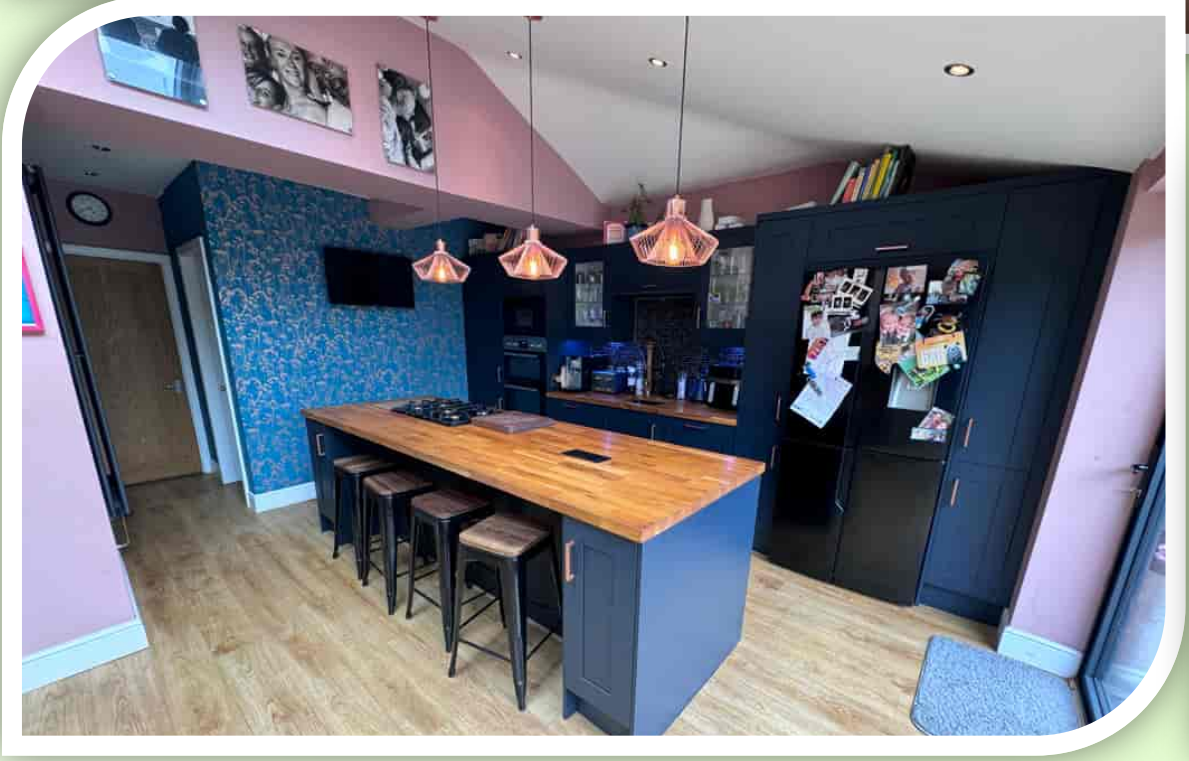
Extended traditional semi-detached boasting an extensive rear garden backing onto fields being offered for sale with NO CHAIN DELAY. This superb and versatile family home is conveniently placed for access to the local amenities, highly regarded Hutton Grammar school and transport links. The living accommodation is arranged over three inviting levels comprising: open storm porch, hallway, bay fronted lounge with a log burner, utility with ground floor shower room, fabulous open plan living kitchen with island and bi-fold doors, dining area and sitting room with a log burner. Three bedrooms and a four piece bathroom to the first floor, to the second floor a stunning main bedroom with en-suite shower room and a set of French doors open to a juliet balcony offering a pleasant views over the rear garden and farmland beyond. Outside ample off road parking to the front, the extensive rear garden backs onto farmland having a patio area with pizza oven, a summer house and a large cabin would suit a wide variety of uses. This home is warmed via a gas fired central heating system and benefits from double-glazing throughout. Viewing is highly advised.





GROUND FLOOR

Access to the property is taken via the entrance hallway, stairs with glass balustrade leads to the first floor, side window and wooden flooring. To the right the bay fronted lounge features a log burning stove within a rustic brick fireplace and wooden flooring. From hallway door leads to the rear extension, passing a useful utility area with ground floor shower room, to access a fabulous open place family space with areas for dining, cooking, relaxing and socialising. Natural light is added via three solar powered Velux roof lights and bi-fold across the rear open out onto the patio and gardens. The kitchen itself is fitted with a range of modern units and matching island counter incorporating a five ring gas hob and breakfast bar, wood block surfaces, under set sink, built in appliances and housing for an American style fridge/freezer. Open plan to a dining area and sitting room that has a further log burning stove.





FIRST FLOOR

At the first floor there are three bedrooms, two doubles and a single, and a four piece bathroom accessed from the landing having a glass panel balustrade and further stairs to the second floor. The bathroom is fitted with white four piece suite comprising: panelled bath, shower cubicle, vanity unit with wash hand basin and a low level W.C.

SECOND FLOOR

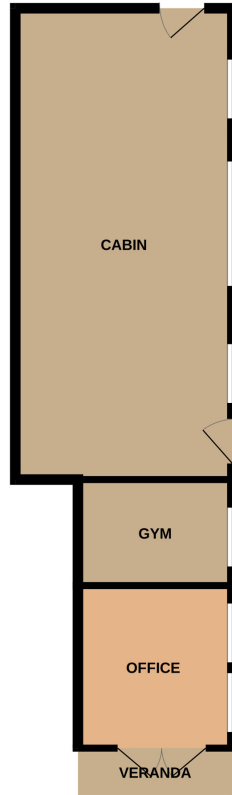
At the second floor the stunning and spacious main bedroom has a Juliet balcony, accessed via a set of French doors offering a view over the gardens to farmland beyond the rear boundary. Further natural light is added via two Velux roof lights, space for wardrobes and access to a three piece en-suite shower room.



OUTSIDE

At the ample driveway can accommodate several vehicles and secure gates to access the side and rear. The extensive rear garden features a large patio area with pizza oven, the perfect space for outdoor entertaining leading to an extensive lawn area and an additional paved patio with barbeque. Of particular interest are some timber outbuildings which would suit a wide range of uses currently utilised as an office, gym and storage cabin.

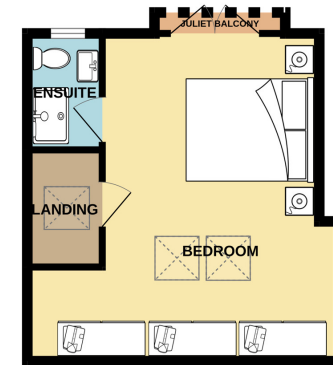
GROUND FLOOR
1200 sq.ft. (111.4 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



2ND FLOOR
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 1920 sq.ft. (178.4 sq.m.) approx.

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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