



Chain House Lane | Whitestake | Preston | PR4 4LB

Asking Price £175,000



LAWRENCE ROONEY  
ESTATE AGENTS



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Preston | PR4 4LB  
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Charming mid terraced cottage offered for sale with NO CHAIN DELAY. Conveniently positioned for access to amenities and the transport networks, this deceptive property comprises: entrance porch, lounge, dining kitchen with walk in store/pantry, three bedrooms and a bathroom. Outside driveway to the front with garden area and a rear yard. This property is warmed via a gas fired central heating system and benefits from double-glazing throughout.

- Charming Mid Cottage
- Off Road Parking
- Enclosed Rear Yard
- Three Bedrooms
- Deceptive Accommodation
- NO CHAIN DELAY

### Entrance Porch

External front door and side window, inner door into:

### Lounge

16'9 x 15'1 (5.11m x 4.60m)

Front elevation window, under stairs store, rustic brick fireplace, alcove shelving, wall light points and exposed beams.

### Dining Room

8'5 x 16'1 (2.57m x 4.90m)

Rear window, radiator and laminate flooring.







## Kitchen

7'6 x 16'1 (2.29m x 4.90m)

Fitted with an extensive range of units with contrasting work surfaces to complement, inset sink/drain, hob with extractor canopy over, built in oven, space for appliances, rear window, tiled floor, radiator and external rear door.

## Landing

Built in storage and access to the bedrooms.

## Bedroom One

11'5 x 10'7 (3.48m x 3.23m)

Rear window, built in wardrobes and radiator.

## Bedroom Two

8'3 x 11'7 (2.51m x 3.53m)

Front window, built in storage and radiator.

## Bedroom Three

8'2 x 11'7 (2.49m x 3.53m)

Front window and radiator.

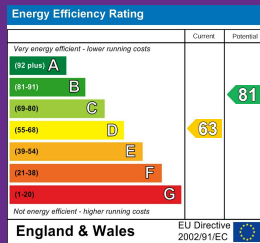
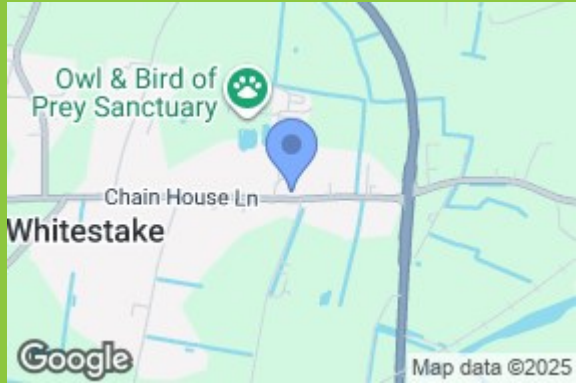
## Bathroom

Four piece suite comprises: panelled bath, shower cubicle, pedestal wash hand basin and low level W.C. Rear window, tiled to complement and radiator.

## Yard

To the front paved driveway. At the rear a fully enclosed paved yard area.





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