

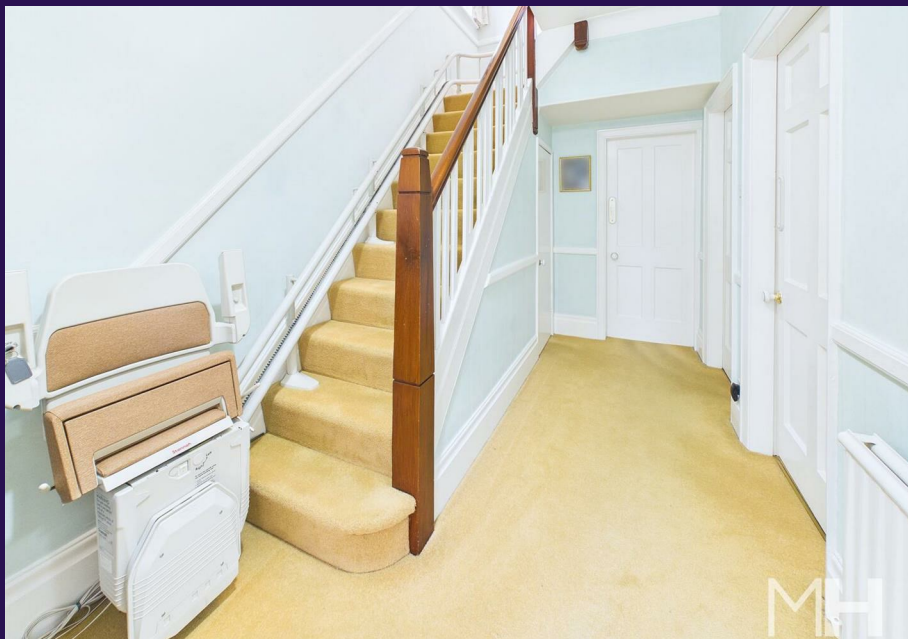


114 LIVERPOOL ROAD

HUTTON, PRESTON, PR4 5SL

Offers Over

£375,000



Key Features

- Three Bedroom Semi-detached Family Home on a Generous Plot
- Two Reception Rooms
- Kitchen & Large Utility Room with Potential to Create a Large Dining Kitchen
- Downstairs Cloaks W.C & Study Room
- Three Well Appointed Bedrooms
- Spacious Four Piece Family Bathroom
- Attached Double Garage with Potential for Conversion
- Large Mature Gardens to Front & Rear
- Driveway Parking for Several Vehicles & Double Integral Garage
- Early Viewing Comes Highly Recommended

Property Summary

A superbly extended traditional semi-detached family home, occupying a generous plot with an exceptional rear garden and offered to the market with the benefit of NO ONWARD CHAIN.

Ideally positioned in a highly sought-after residential location, the property enjoys convenient access to a wealth of local amenities, excellent transport links, highly regarded schools including Hutton Grammar School, and regular bus routes, making it perfectly suited to families and commuters alike.

Stepping inside, you are immediately welcomed by a bright and inviting entrance hallway, rich in character and showcasing a number of attractive original period features, including beautiful stained-glass windows, picture rails and high ceilings that create a wonderful first impression. The thoughtfully extended accommodation offers excellent versatility and briefly comprises a bright and airy living room, separate dining room or second reception room, fitted kitchen, utility room, study and a convenient downstairs WC.

To the first floor are three well-proportioned and naturally bright bedrooms, all served by a well-appointed family bathroom.

Externally, the property truly excels. The impressive rear garden is a particular feature, providing a substantial lawn ideal for children and pets, mature planting and a generous patio seating area, creating the perfect setting for both entertaining and relaxing throughout the warmer months. To the side of the property is an attached double garage together with ample driveway parking. The garage also presents excellent potential for conversion into a home office, gym, studio or additional living accommodation, subject to any necessary consents.

Combining generous proportions, character features, flexible living space and a fantastic garden, this is a wonderful family home in an excellent location. Early viewing is highly recommended to fully appreciate the size, setting, versatility and quality of accommodation on offer.

Entrance Porch

3' x 6'8" (0.92 x 2.02)

Entrance via UPVC double glazed front door with glazed side panels. Ceiling light fitting. Tiled flooring. Internal glazed door leads in to the hallway. Feature leaded internal window.

Hallway

13'8" x 6'11" (4.17 x 2.12)

Carpeted staircase leading to all first floor accommodation. Under stairs walk in carpeted storage cupboard. Radiator. Coving to ceiling. Carpeted. Electric stairlift.

Living Room

14'10" x 12'11" (4.51 x 3.93)

UPVC double glazed window to the rear elevation. Features a living flame gas fire with ornate surround and marble hearth. Picture rail. Feature shelving and lighting to alcove. Carpeted. Wall lights and ceiling light fitting. TV aerial socket.

Dining Room/Second Reception

12'10" x 12'10" (3.91 x 3.91)

UPVC double glazed bay window with leaded lights to the front elevation. Inset feature gas fire. Carpeted. Wall and picture lights and ceiling light fitting. Radiator.

Kitchen

8'5" x 8'11" (2.56 x 2.71)

UPVC double glazed window to the side elevation. Features a range of eye and base level units with contrasting complementary work surfaces over. Inset stainless steel sink and drainer unit with mixer tap. Part tiled elevations. Space for under counter fridge and cooker. Radiator. Vinyl flooring. Ceiling light fitting. Glazed internal door leading through to:-

Utility Room

12'8" x 9'10" (3.85 x 2.99)

UPVC double glazed window to the rear elevation. UPVC double glazed door leading out to the rear garden. An extensive utility room featuring a range of eye and base level units with complementary work surfaces over. Space and plumbed for washing machine. carpeted. Space for dining table and chairs. Wall mounted boiler. Ceiling light fitting. The spacious room could be utilised as an extension to the kitchen to create a fabulous open plan breakfast kitchen. Door leading through to:-

Inner Hallway

UPVC double glazed door leading out on to the front driveway. With doors leading off to the downstairs W.C, study and access to the double garage. Radiator. carpeted.

Study

10'8" x 6'11" (3.26 x 2.11)

UPVC double glazed window to the rear elevation. Features a range of fitted cupboard storage and writers desk. Radiator. Carpeted. Ceiling light fitting.

Downstairs Cloaks W.C

5'1" x 3'4" (1.56 x 1.02)

UPVC double glazed obscured window to the front elevation. Features a two piece suite in white comprising of a low flush W.C and wall mounted wash hand basin. Tiled splashbacks. Carpeted. Ceiling light fitting.

First Floor Landing

7'7" x 7' (2.32 x 2.14)

UPVC double glazed window to the side elevation. Wall lights. Pendant light fitting. Carpeted. Doors leading off to all first floor accommodation.





Bedroom One

12'9" x 12'7" (3.89 x 3.84)

UPVC double glazed bay window to the front elevation. Features a range of fitted robe storage with knee hole dressing table. Carpeted. Pendant light fittings. Radiator.

Bedroom Two

12'12" x 11'9" (3.95 x 3.58)

UPVC double glazed window to the rear elevation. Features fitted robe and drawer storage to the alcoves and a further run of fitted robe storage. Radiator. Carpeted. Pendant light fitting.

Bedroom Three

9'3" x 7' (2.82 x 2.14)

UPVC double glazed window to the front elevation. Pendant light fitting. Carpeted. Radiator,

Family Bathroom

8'4" x 6'11" (2.53 x 2.11)

UPVC double glazed window to the rear elevation. Features a four piece suite in white comprising of a low flush W.C, pedestal wash hand basin, panelled bath with shower fitment over and corner shower cubicle with electric shower. Fully tiled elevations. Radiator. Wall mounted vanity mirror. Ceiling light fitting. Vinyl flooring.

Double Garage

20'6" x 16'3" (6.26 x 4.95)

With an up and over style door, power and light. Pedestrian door and rear window.

Front External

The property enjoys an attractive setback from the road, occupying a generous plot with an impressive frontage that creates an excellent first impression. A substantial block-paved driveway provides ample off-road parking for several vehicles and leads to the detached garage, while the beautifully maintained front garden is mainly laid to lawn and complemented

by mature hedging, established shrubs and well-stocked borders, offering both kerb appeal and a good degree of privacy.

Rear External

The generous rear garden is a standout feature of the property, offering an excellent degree of privacy together with an abundance of mature planting that creates a peaceful and established outdoor setting. Immediately adjoining the property is a spacious paved patio, ideal for outdoor dining and entertaining, with steps leading down to an extensive lawn bordered by well-stocked flower and shrub beds, mature trees and neatly maintained hedging.

The impressive lawn provides ample space for children to play, keen gardeners to enjoy, or for those wishing to further enhance the landscaping. Towards the rear, the garden continues into a delightful, tree-lined area, adding both privacy and character while attracting an array of wildlife. With its sunny aspect, generous proportions and beautifully established surroundings, this exceptional garden offers the perfect space to relax, entertain and enjoy outdoor family living throughout the seasons.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not



constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

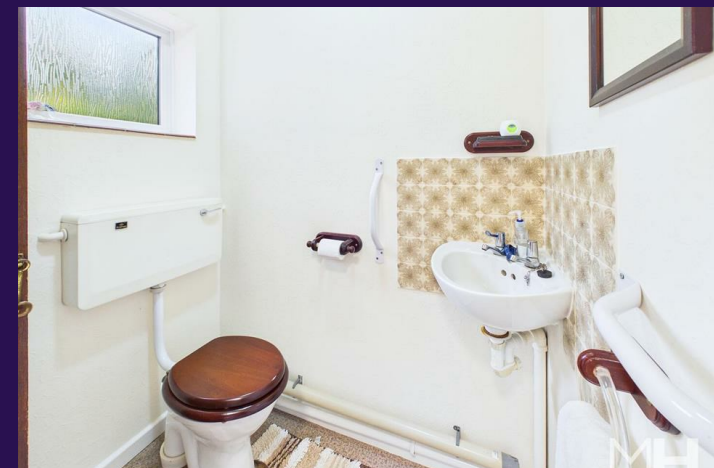
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.









An aerial photograph of a residential street. A red outline highlights a specific property and its garden. The property is a semi-detached house with a grey tiled roof and a large garden. The garden is divided into two main sections by a path. The upper section is a lawn with some trees and shrubs. The lower section is a paved area with a small shed and a car parked. The property is surrounded by other houses and greenery. The red outline starts at the top left of the property, goes down the left side, across the bottom, and up the right side, enclosing the garden and the house.

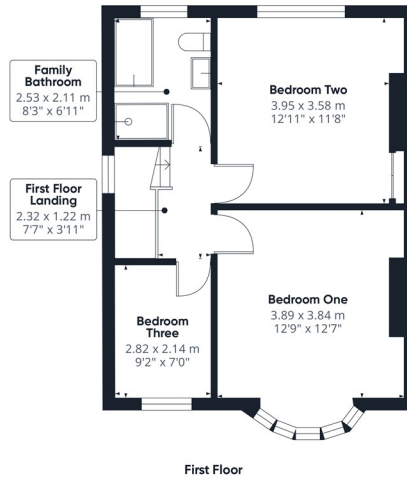
Additional Information

Local Authority – South Ribble Council

Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold

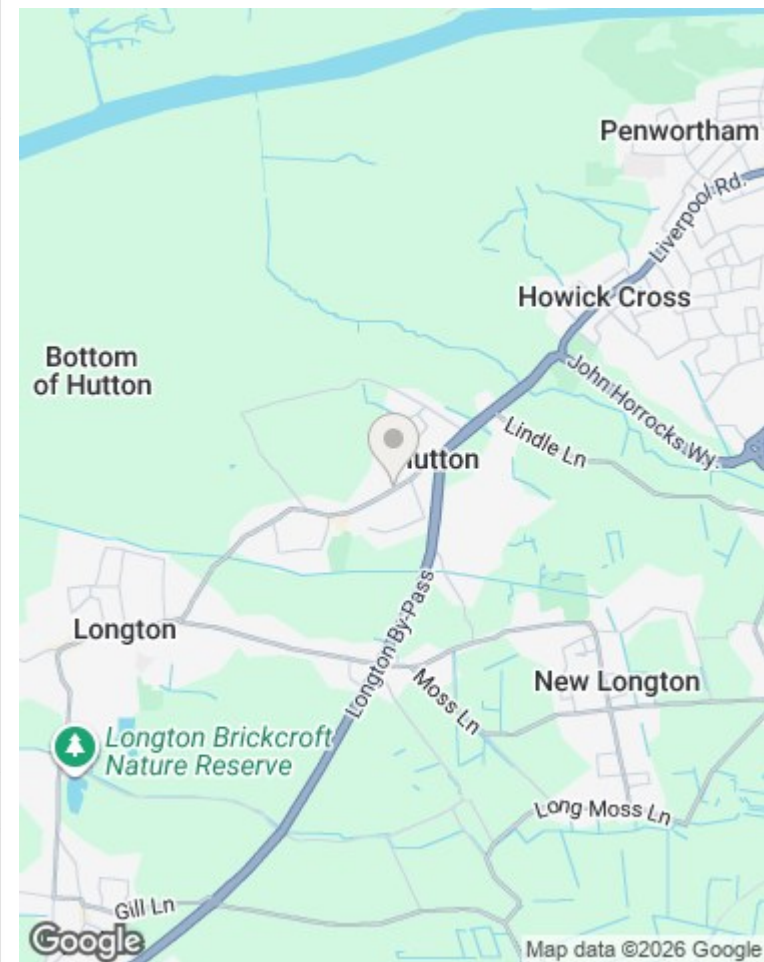


Approximate total area^m
149.5 m²
1610 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC