



**‘Westwater’, Saunders Lane, Hutton
Preston, PR4 5SA, £500,000
‘Subject to Contract’**

This charming detached true bungalow has been modernised, extended and very much improved by the current owners to their very own high and exacting specifications throughout! The well-planned accommodation conveys a bright, vibrant, airy feel with attention given to the smallest of detail. The property is accessed via a private, mature driveway, and in the opinion of the agent is a most definite feature! Inside a fitted king size bedroom and generous reception room complete with log burner are situated to the front of the property. There is also access to a further king size bedroom and modern style bathroom suite with WC. The heart of the home is revealed as you access the rear sitting room, open-plan and perfect for entertaining leading to a magnificent breakfast kitchen including Granite working surfaces, a range of integral appliances and access to generous loft space, via drop down ladder. French double doors and window give access including a delightful aspect to the most impressive rear gardens complete with substantial glazed canopy, for use all year round! The master bedroom is located to the rear of the property offering further extensive wardrobe space together with en-suite shower room/WC. The well stocked gardens complete the property, providing a perfect place in which to relax and potter after a hard days work. Hutton is a charming village in Lancashire, located 3 miles Southwest of Preston. The village is by passed by the A59 Preston to Liverpool, which provides excellent connections to both Preston, Tarleton & Southport. The area is also convenient for local schools, supermarkets, and amenities. **PLEASE NOTE: PRESENTLY, THE PROPERTIES TO EITHER SIDE OF THIS BUNGALOW ARE UNDER RENOVATION. CONSEQUENTLY, THE LANE IS CONGESTED WITH TRADES VEHICLES WORKING ON THE NEARBY PROPERTIES. THESE WORKS ARE EXPECTED TO BE COMPLETED IN NEXT FEW MONTHS.**

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Entrance Hall

Composite style entrance door to Entrance Hall, property enjoys a number of period features from the original build including skirting boards and inglenook with inner doors leading to...

Front Lounge - 4.57m into bay x 4.24m into recess (15'0" into bay x 13'11" into recess)
UPVC double-glazed bay window overlooks delightful gardens to front of property, multi-fuel burning stove inset with limestone interior, surround, hearth and exposed mantle piece. Period skirting boards and coving.



Bedroom 2 - 4.42m into bay x 3.51m to front of wardrobes (14'6" into bay x 11'6" to front of wardrobes)
UPVC double-glazed bay window to front of property, an extensive range of fitted bespoke wardrobes incorporating fly-over storage cupboards, bedside cabinet with spotlighting, hanging space and shelving.

Bedroom 3 - 3.66m x 3.63m (12'0" x 11'11")
UPVC double-glazed window to side, picture rail and coving.



Bathroom/WC - 2.64m x 1.63m (8'8" x 5'4")
With access from main entrance hall via feature glazed stained and leaded light motif door, leading to fitted bathroom, incorporating modern three-piece white suite comprising of low-level WC, incorporating vanity wash hand basin with mixer tap and cupboard below. Panelled bath with central mixer tap, shower attachment and further overhead double-glazed window maximising natural light. Tiled walls with ladder style chrome heated towel rail, recessed spotlighting and extractor.

Sitting Room - 3.63m x 3.89m overall measurements (11'11" x 12'9" overall measurements)
Two UPVC double-glazed windows to side, illuminated display recess to chimney breast and bespoke built-in wall cabinets to recess. Sitting Room open-plan leading to...



Breakfast Kitchen - 5.84m x 6.22m (19'2" x 20'5" reducing to 17')
UPVC double-glazed side windows and overlooking rear of property with French double doors being a definite feature. Access to loft space houses combination style central heating boiler system by a drop-down ladder with electric light and power supply, with extensive boarded storage space. The kitchen is most definitely a feature of the property with extensive 'Shaker' style base units, including cupboards and drawers, central island unit, ideal for entertaining, incorporating central island with granite working surfaces throughout. Appliances include 'Neff' gas five-ring hob with canopy style extractor hood over, situated to island unit, twin electric ovens and inset one and a half bowl sink unit with mixer tap and drainer. There is also an integral dishwasher, space for washing machine and separate tumble dryer. Kitchen finished with laminate style flooring and recessed spotlighting with further built-in wall cupboard. Door leads to...



Principal Bedroom - 4.17m x 3.91m to rear of wardrobes (13'8" x 12'10" to rear of wardrobes)
UPVC double-glazed and secondary glazed window overlooks garden to the rear. An extensive range of built-in wall cupboards with fly-over storage, vanity mirror and illuminated bedside cabinets and drawers. Recessed spotlighting and door leads to...



En Suite Shower Room/WC - 1.52m x 2.92m (5'0" x 9'7")
Opaque UPVC double-glazed window with modern three-piece white suite comprising of low-level WC, vanity wash hand basin with granite top, and chrome heated towel rail to one wall. Entry level shower enclosure with plumbed in shower attachment, recessed spotlighting and extractor.

Outside

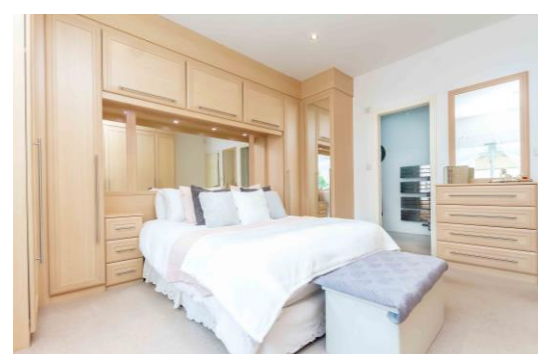
Landscaped gardens adjoin the property, a most definite feature with shaped loose stone driveway Indian stone path and flower borders well-stocked to shaped lawn. Gardens are well screened and provide off-road parking for numerous vehicles with side gate leading to rear of property. The rear garden includes a glazed substantial awning adjoining the rear of the property with Indian stone patio area opening to well-manicured lawn, well screened and established with a variety of plants, shrubs and trees. There are external power points, a water supply and access to greenhouse.

Tenure

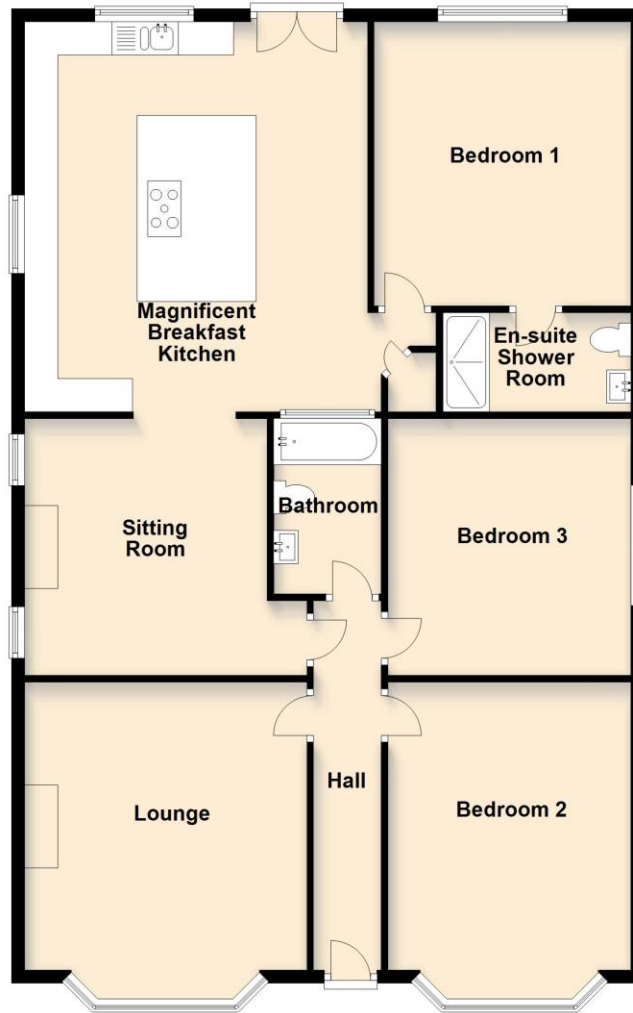
Freehold.

Council Tax

Sefton MBC Band D.



Ground Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



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