



Roberts&Co
ESTATE AGENTS



Cockersand Avenue
Hutton

- Renovated to a High Standard
- 2 Double Bedroom Bungalow
- Modern Fitted Kitchen and Bathroom
- Spacious Living Room

For Sale £235,000
EPC Rating 'C'





Property Description

Fully renovated 2-bedroom bungalow in Hutton. This property has been meticulously updated by the current owner to offer modern amenities and stylish finishes, making it an ideal home for those seeking comfort and convenience.

The bungalow's interior features a welcoming hallway that leads into a spacious living room with patio doors that open onto a beautifully maintained rear garden. This garden offers a serene outdoor space for relaxation and entertainment.

The kitchen stands out as a highlight of the home, boasting sleek white cabinetry and complementary worktops. It includes an integrated fridge freezer and an electric oven and hob, offering both functionality and style. The high-quality units are from Wren and come with a guarantee. Additionally, several kitchen appliances are under warranty, further enhancing the property's appeal.

The property also includes a utility porch plumbed for a



washing machine, adding to the convenience of daily living.

There are two double bedrooms, both offering ample space and comfort.

The modern shower room is designed with contemporary fixtures and fittings.

Externally, the property boasts a driveway with parking for two cars, a well-maintained front garden, and a detached rear garden that provides a private and tranquil outdoor area.



Located in a great area, this bungalow offers easy access to local amenities, making it a perfect home for anyone looking for a move-in ready property in Hutton. The recent renovations, combined with the lovely garden and convenient location, make this a highly desirable home.

Most of the windows and doors were replaced 12 months ago and come with a valid warranty, providing peace of mind for the new owner. The boiler, 4-5 years old, has been serviced annually to ensure optimal performance and efficiency. Additionally, the entire property has been re-wired, with certification to be provided to your solicitor, ensuring safety and compliance with current standards.

LOCAL INFORMATION

Hutton is a village in Lancashire and is located 3 miles southwest of Preston. The village is by passed by the A59 Preston to Liverpool, which gives the village good connections with Preston and Southport. Surrounded by superb local schools, supermarkets, and amenities.

HALLWAY

LIVING ROOM

17' 8" x 10' 7" (5.38m x 3.23m)

KITCHEN

8' 11" x 8' 0" (2.72m x 2.44m)

UTILITY PORCH

4' 9" x 9' 0" (1.45m x 2.74m)

BEDROOM ONE

12' 9" x 10' 8" (3.89m x 3.25m)

BEDROOM TWO

9' 8" x 8' 0" (2.95m x 2.44m)

SHOWER ROOM

5' 6" x 8' 0" (1.68m x 2.44m)

OUTSIDE

GARAGE

We are informed this property is Council Tax Band C

For further information please check the Government Website

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.

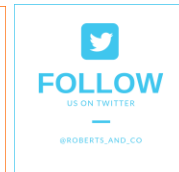


Approximate total area⁽¹⁾
58.07 m²
625.07 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements