



Ratten Lane
Hutton

- Offered With No Onward Chain
- 3 Bedroom Detached Bungalow
- In Need of Modernisation
- Great Potential

For Sale OIRO £299,950
EPC Rating 'TBC'





Property Description

Spacious 3-Bedroom Detached Bungalow on a Generous Plot in Sought-After Hutton – No Chain Delay

Located in the highly desirable village of Hutton, this three-bedroom detached bungalow offers a rare opportunity for those looking to create their ideal home. Set on a fantastic-sized plot with a sunny south-facing rear garden, the property enjoys an excellent position in a peaceful residential area, while being within easy reach of local amenities, schools, and transport links.

Although now in need of modernisation, the bungalow offers great potential to upgrade, extend or reconfigure (subject to the necessary consents), making it an exciting prospect for buyers looking to add value and personalise their space.

The internal layout comprises a welcoming porch and entrance hallway, leading through to a spacious dual-aspect living and dining room that is filled with natural





light. The kitchen provides access to a separate utility room and has scope for redesign to create a modern open-plan layout if desired.

There are three generously sized double bedrooms, all offering excellent proportions and flexibility for various lifestyle needs, whether as bedrooms, a home office, or additional reception spaces. A three-piece family bathroom completes the accommodation.

Externally, the property is set back from the road with a private driveway providing off-road parking and access to a detached garage. The rear garden is a particular highlight - south-facing, spacious, and well-screened, offering plenty of room for outdoor living, gardening, or potential landscaping projects.

With no onward chain, this is a fantastic opportunity to acquire a well-located detached bungalow with excellent space, privacy, and endless potential in one of the area's most sought-after locations.

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.

PORCH

HALLWAY

LIVING ROOM 12' 1" x 26' 2" (3.68m x 7.98m)

KITCHEN 8' 10" x 6' 10" (2.69m x 2.08m)

UTILITY ROOM 7' x 6' 9" (2.13m x 2.06m)

BEDROOM ONE 11' 8" x 13' 8" (3.56m x 4.17m)

BEDROOM TWO 10' 9" x 7' 2" (3.28m x 2.18m)

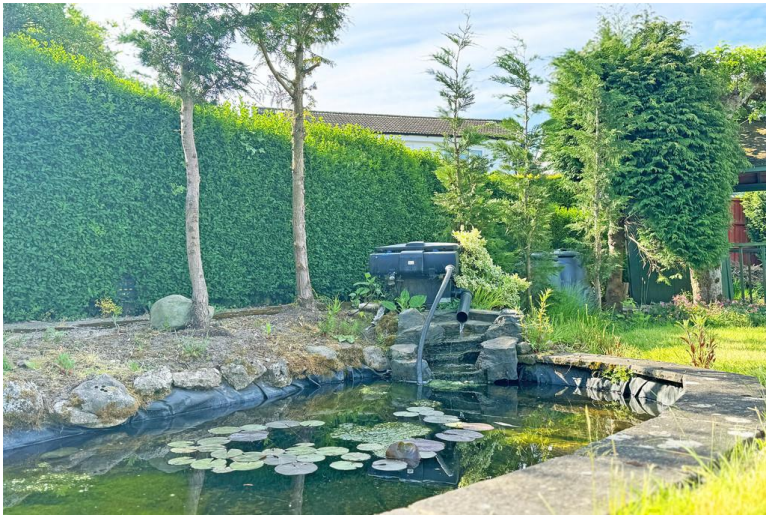
BEDROOM THREE 7' 1" x 9' 11" (2.16m x 3.02m)

BATHROOM 4' 11" x 8' 8" (1.5m x 2.64m)

OUTSIDE

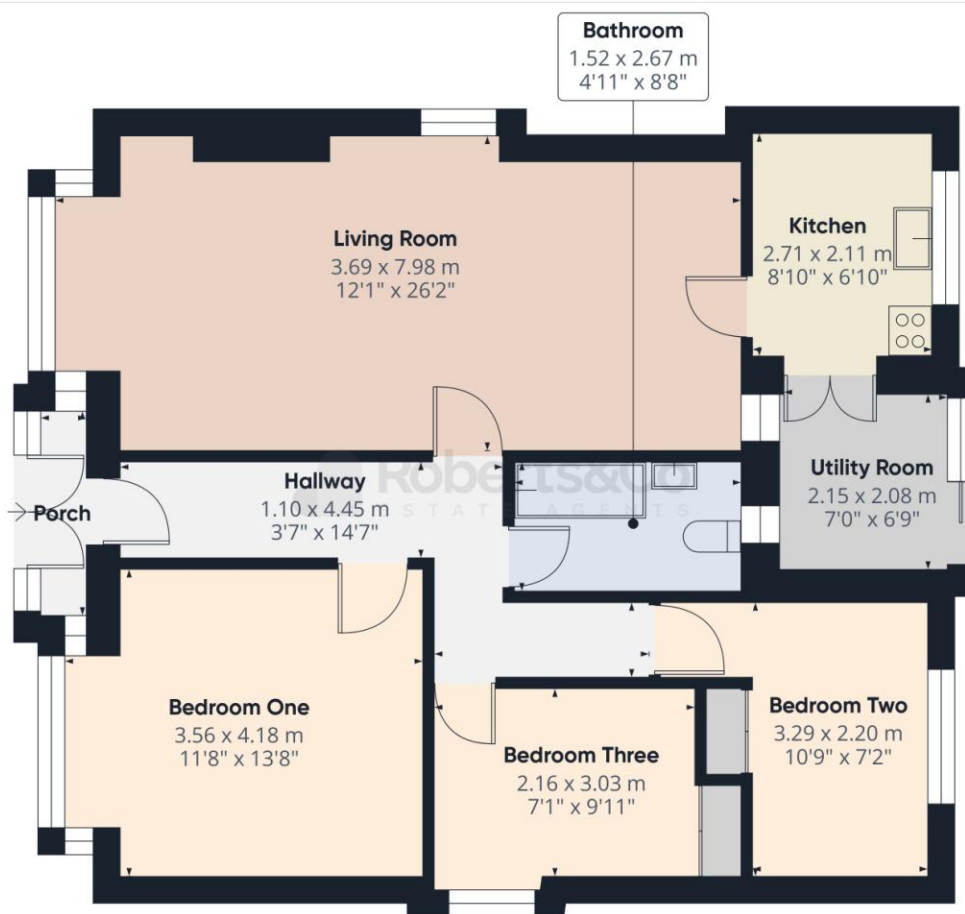
Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

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⁾

81.3 m²
874 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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