



# THE HATTON, MARPLES GRANGE, PRESTON NEW ROAD FY3

**£273,995**

The Hatton is a stylish 4 bedroom detached house briefly comprising hall, lounge, quality fitted kitchen/diner, master bedroom with en-suite, family bathroom, high specification fixtures and fittings throughout, upvc double glazing, gas central heating, landscaped gardens, drive and garage.

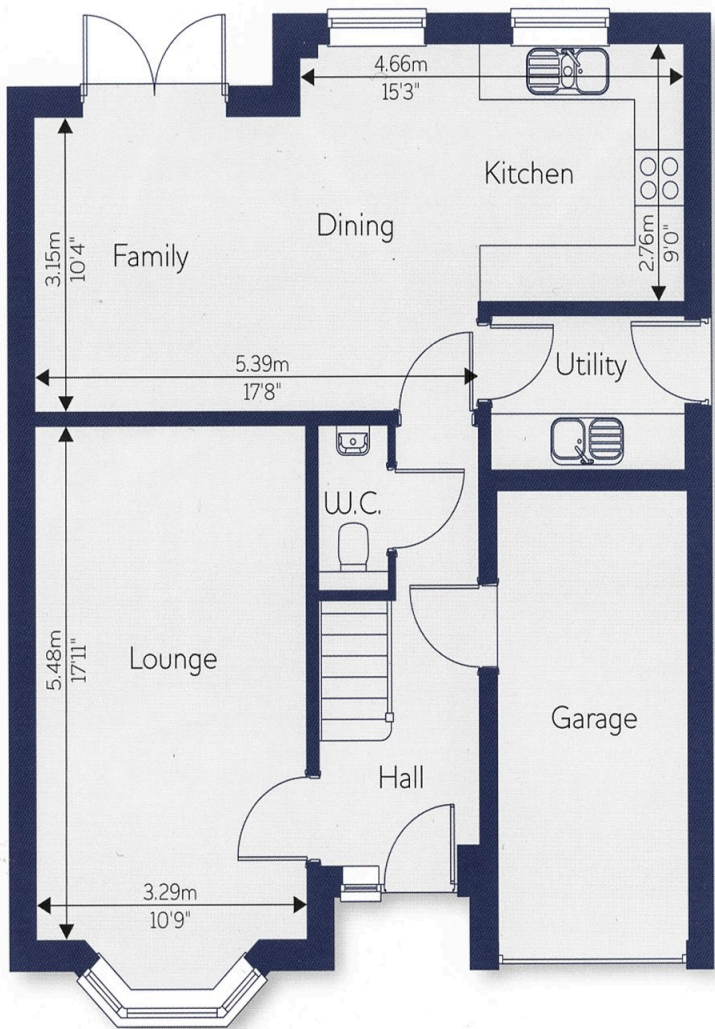


Properties have been designed with an easy-going lifestyle very much in mind. Large living spaces, dining areas and kitchens blend together to create free-flowing relaxation areas where there's plenty of space for family get togethers, socialising and entertainment.

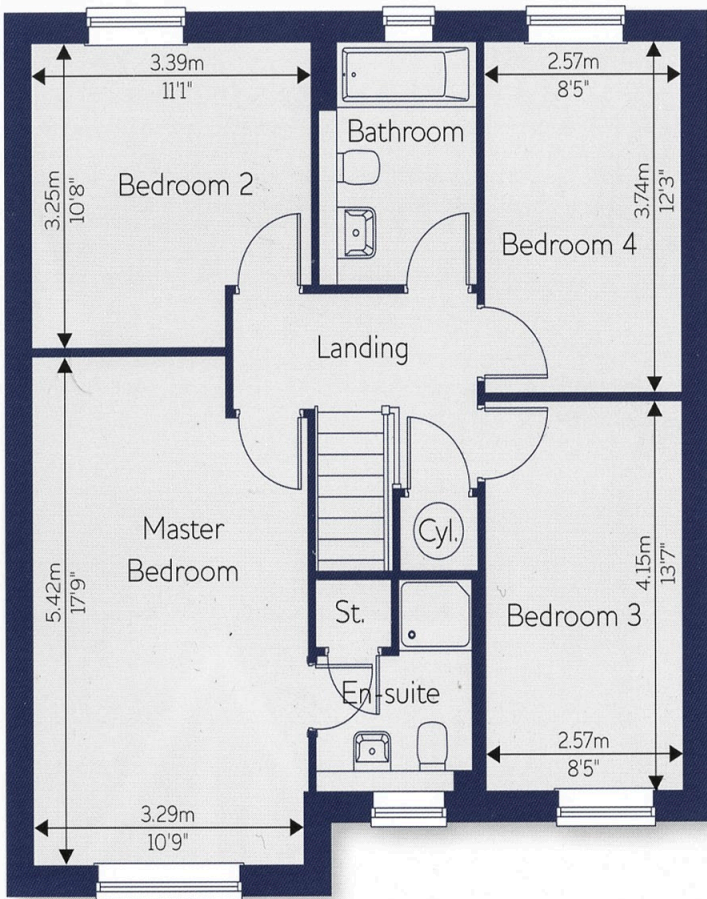
In addition, large windows are strategically placed to ensure that interiors are flooded with natural light, whilst French doors open from interior areas onto rear gardens to create additional living areas in warmer weather. Fitted kitchens include plenty of storage cupboards and work-surfaces, whilst selected brand-name appliances such as cooker, oven and fridge-freezer are effortlessly integrated into kitchen layouts. Bathrooms, cloakrooms and shower-rooms feature designer sanitary ware with polished chrome fittings for a clean, bright finish. Principal interior rooms are fitted with downlighters or pendant fittings - whilst TV, telephone and internet points are conveniently located for home entertainment. Smoke alarms are fitted as standard, and garages have lighting and mains electricity sockets.

\* Help to Buy is available on properties up to a maximum value of £600,000. If you qualify for Help to Buy assistance and you raise a mortgage for at least 75% of the purchase price of your new home from a lender, you can borrow up to the remaining 20% of the purchase price by taking out a loan secured over your new home from the Government's Homes & Community Agency (HCA) over a period of 25 years. A 5% deposit is required by the lender. More may be required depending upon circumstances and your lender's criteria. Help to Buy is subject to eligibility and terms and conditions.

Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed.





*Marples Grange offers a variety of different styles of new homes.*

*Together, these property types incorporate aesthetically pleasing choices of both contemporary and traditional styles of façades, finishes and architectural flourishes. These lend the entire development the ambience of having grown up gradually over time, just as a traditional village would do.*

*What's more, peaceful cul-de-sac avenues limit the speed and density of traffic, ensuring that the development possesses a quiet and tranquil nature.*



**MCKENZIE**  
THE REAL ESTATE AGENT

78 TOPPING STREET  
BLACKPOOL  
FY1 3AD

📞 **01253 499 007**

[MCKENZIEESTATES.CO.UK](http://MCKENZIEESTATES.CO.UK)  
[INFO@MCKENZIEESTATES.CO.UK](mailto:INFO@MCKENZIEESTATES.CO.UK)

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