



Lindle Crescent, Hutton, Preston

Offers Over £224,950

Ben Rose Estate Agents are excited to present to market this charming three-bedroom semi-detached home located in the highly desirable village of Hutton, just outside Preston. Presented with no onward chain, this property offers an ideal opportunity for prospective buyers. Situated just a short drive from Preston city centre and nearby towns and villages, the property benefits from excellent travel links via local bus routes and the nearby M6 and M65 motorways.

Internally, the property briefly comprises a welcoming entrance hall with stairs leading to the upper level. To the left, you'll find the spacious lounge featuring a charming fireplace and large bay-fronted window. Double doors from the lounge lead to the dining room, providing ample space for a large family dining table. Continuing through, the extended kitchen at the rear boasts integrated appliances including a fridge, oven, hob, and dishwasher, with additional space for freestanding appliances. There's also room for a dining table, and access to the garden is provided via double patio doors. The attached outbuilding includes a convenient WC, storage room, and utility space plumbed with electricity, offering further space for freestanding appliances.

Moving upstairs, you'll discover three well-proportioned bedrooms, with the master and third bedroom benefiting from integrated storage. Completing this floor is the three-piece family bathroom with an over-the-bath shower.

Externally, the property boasts open views to the front and side. At the front of the property, there is a well-maintained lawn, with gated access at the side leading to the rear garden. The generously sized rear garden offers good seclusion and comprises paved and stone patio areas.











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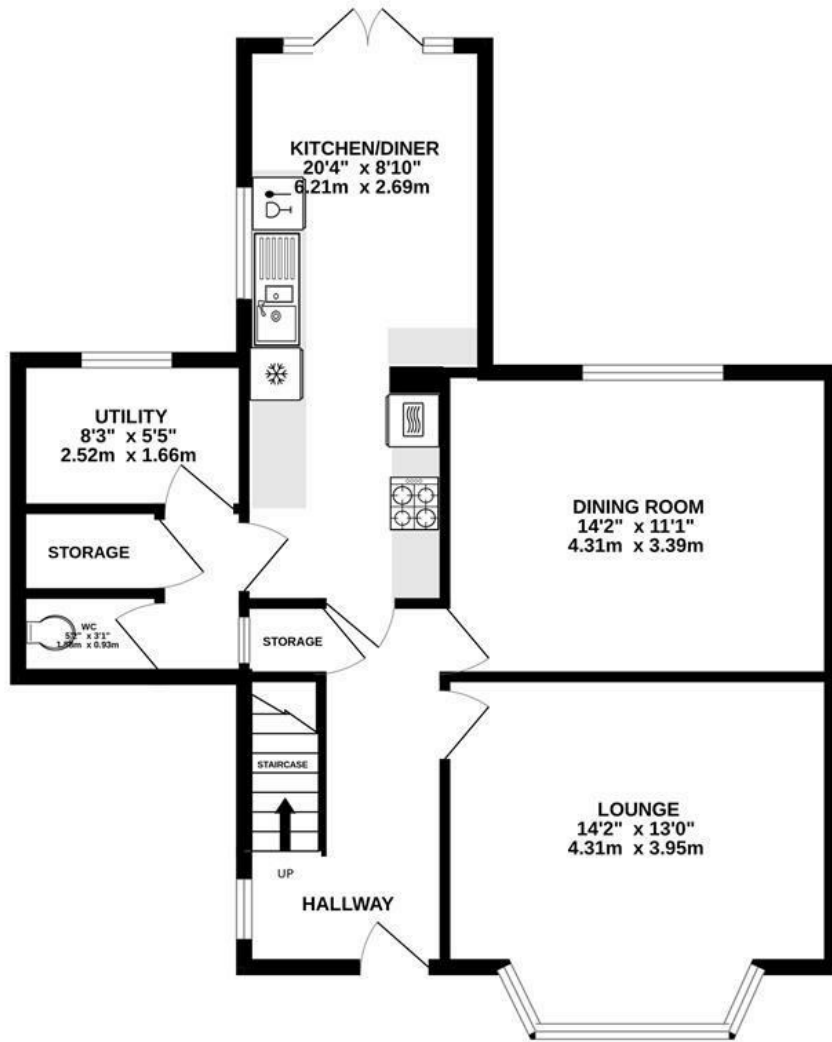




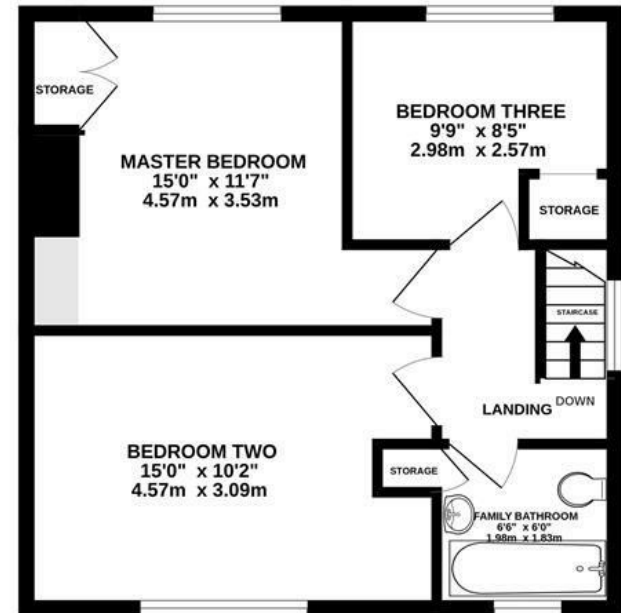




GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

