



Greengate, Hutton, Preston

Offers Over £269,950

Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom detached bungalow with NO CHAIN in the desirable location of Hutton. This charming home offers comfortable single-level living, boasting a driveway, rear garden, and attached garage. Situated amidst pleasant surroundings, residents can enjoy easy access to local amenities, and excellent travel links.

Entering the property, you're greeted by a welcoming hallway leading to the heart of the home. The lounge provides a cosy retreat, perfect for relaxing or entertaining guests. The kitchen/diner offers a delightful space for culinary endeavours, while the master bedroom, adorned with fitted wardrobes, provides ample storage and comfort. Two additional bedrooms, including a versatile third bedroom currently utilised as a dining room, cater to various lifestyle needs. Completing property is a convenient shower room with walk-in shower, toilet and sink, alongside supplementary storage solutions.

Moving outside, the property boasts well-maintained front and rear gardens, providing a serene escape for outdoor leisure and gardening enthusiasts. An attached garage and driveway offer ample parking space for multiple vehicles, enhancing convenience and security.

In summary, this detached bungalow presents a rare opportunity to acquire a comfortable home in the sought-after area of Hutton. With its spacious interior, attached garage, and gardens, this property embodies effortless single-level living, making it an ideal choice for discerning buyers seeking tranquillity and convenience.



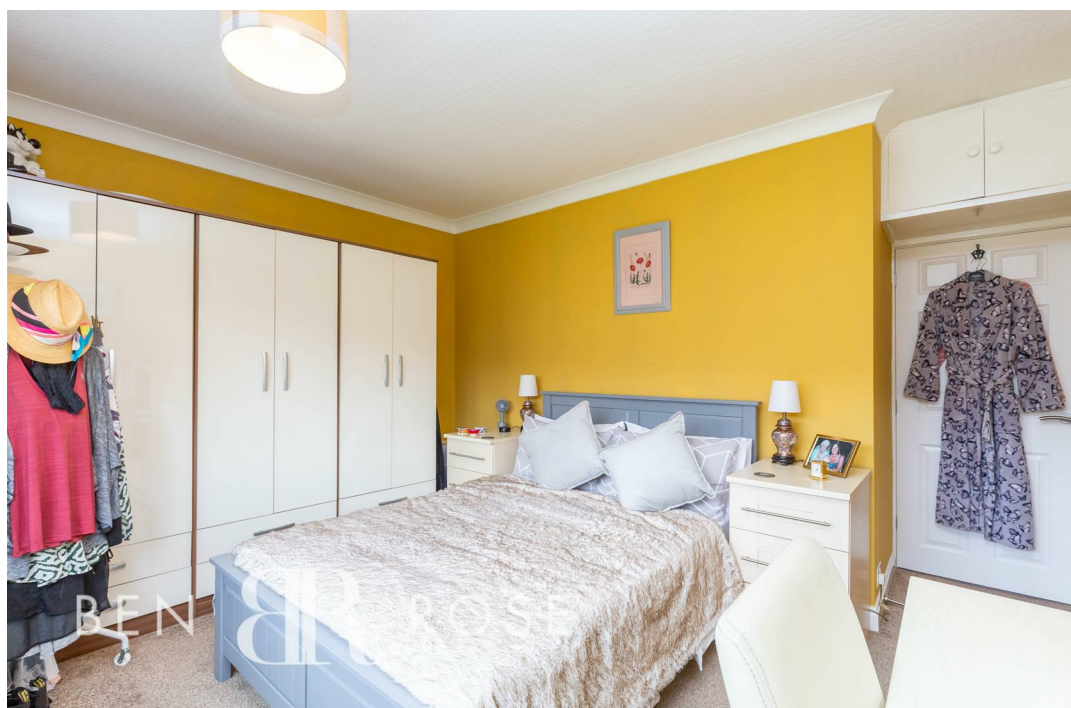
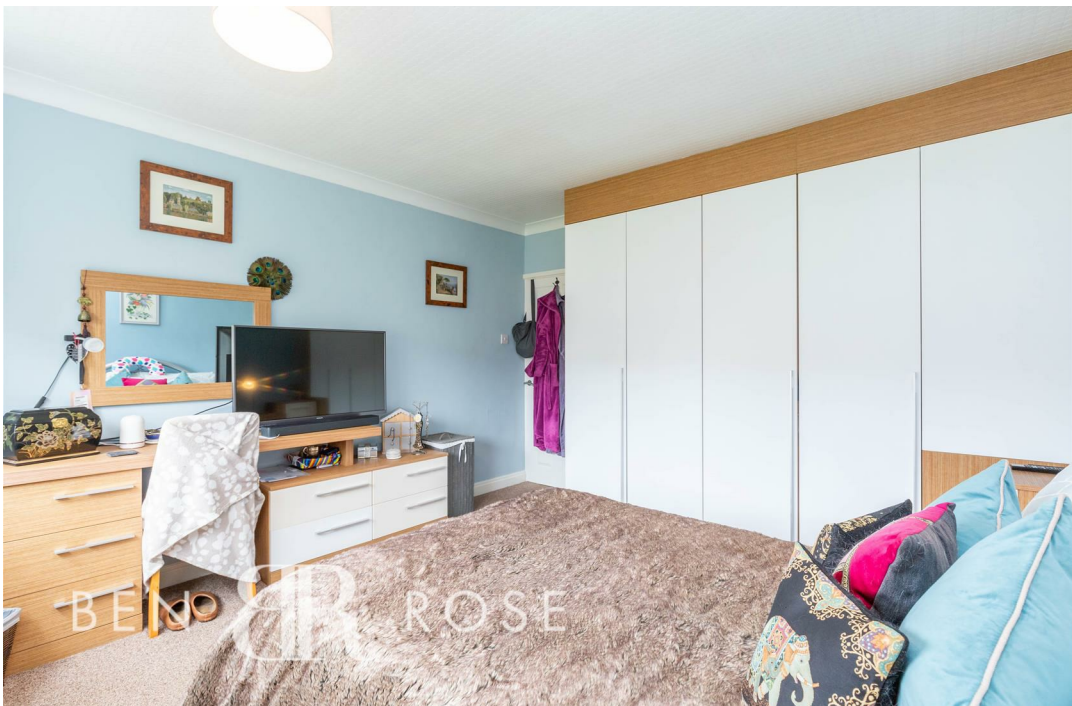










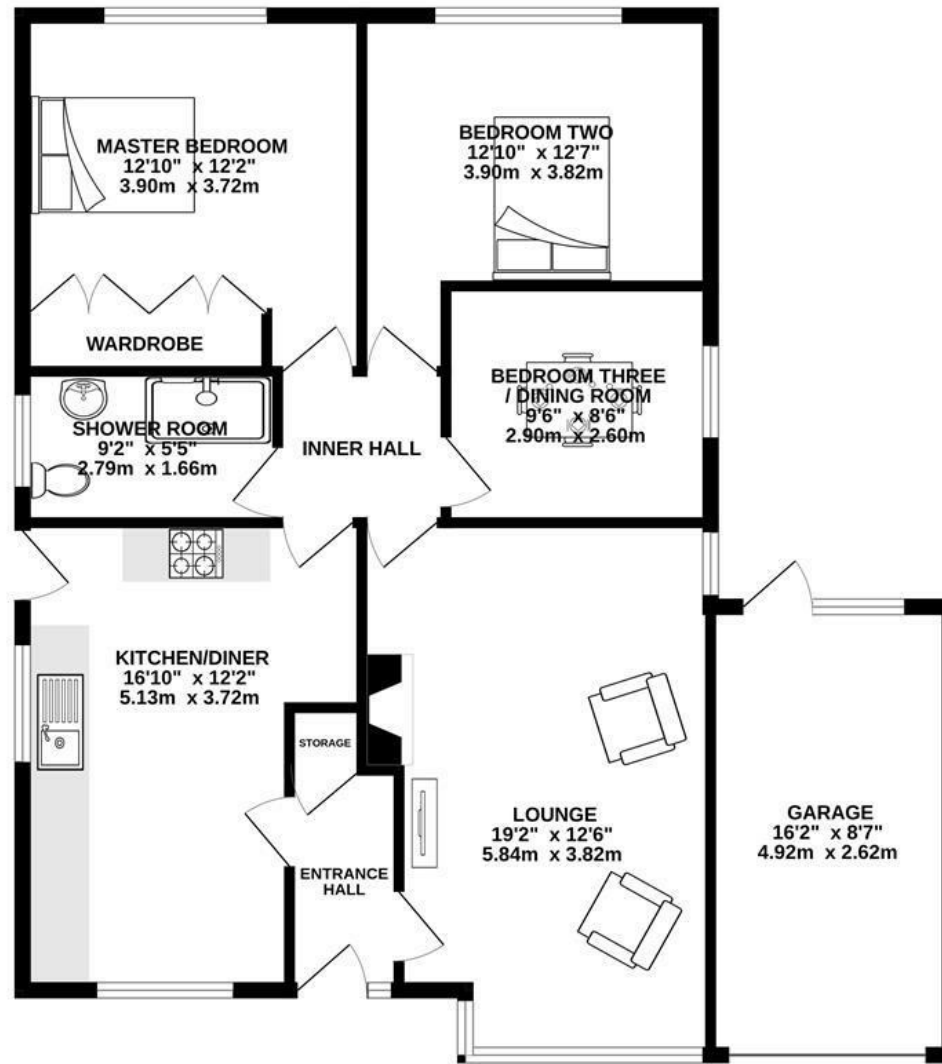








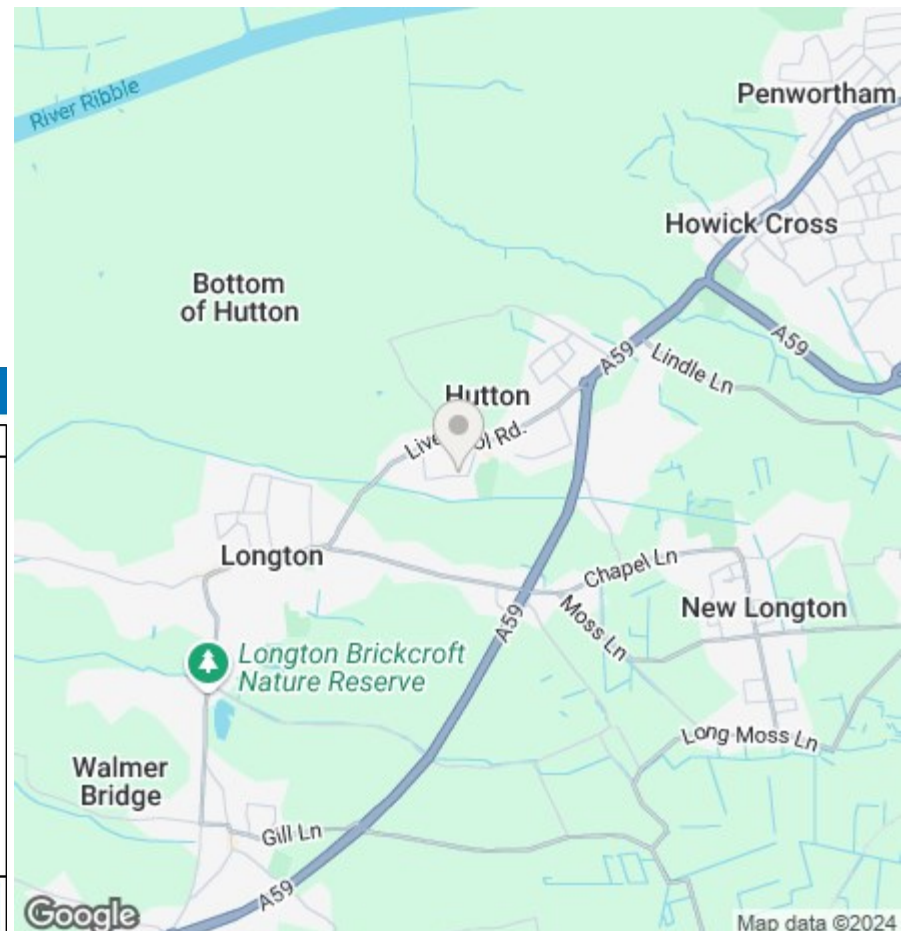
GROUND FLOOR
1021 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.8 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	