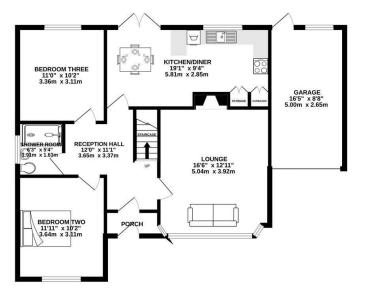
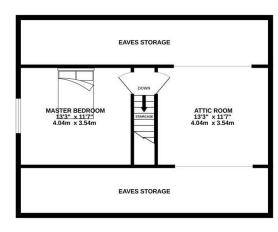
GROUND FLOOR 894 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR 672 sq.ft. (62.4 sq.m.) approx



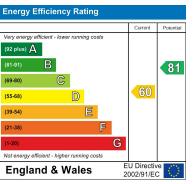
TOTAL FLOOR AREA: 1566 sq.ft. (145.5 sq.m.) approx

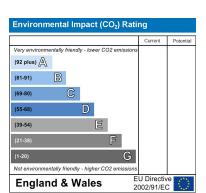


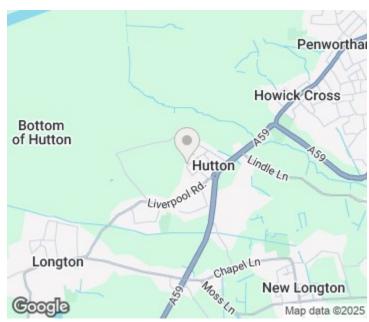
Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.







BEN ROSE



Fensway, Hutton, Preston

Offers Over £300,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, detached bungalow, located in the highly sought-after area of Hutton, Lancashire. Nestled on a peaceful residential road, this home offers excellent potential for renovation, making it an ideal opportunity for couples or families looking to create their dream home. Positioned with NO ONWARDS CHAIN, the property enjoys convenient access to superb travel links, including nearby train stations, bus routes, and easy connectivity to the M6 and M61 motorways. The village of Hutton provides a range of local amenities, with Preston city centre and Leyland just a short drive away. The home also benefits from stunning rear views, adding to its unique appeal.

Upon entering the property, you are greeted by a welcoming porch that leads into the main reception hall, providing access to all ground-floor rooms. The spacious lounge boasts a feature bay window, flooding the room with natural light, and a charming fireplace serves as the focal point. The kitchen/diner is positioned to the rear, perfectly showcasing the stunning views and offering space for a dining table. Patio doors lead directly to the garden, making it an ideal space for entertaining. Two double-sized bedrooms are located on this floor, along with a modern shower room fitted with contemporary fixtures.

Moving upstairs, the master bedroom occupies part of the first floor, offering a peaceful retreat with ample space. Additionally, an attic room extends off the eaves storage, presenting excellent potential for conversion into a home office, playroom, or additional bedroom, depending on your needs.







































