



The Dellway, Hutton, Preston

Offers Over £209,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom, semi-detached dormer bungalow located in the sought-after village of Hutton, Lancashire. Nestled in a quiet residential area, the property is ideally situated with easy access to major transport links, including the nearby M65 and M6 motorways, ensuring quick connections to Preston and beyond. Local amenities such as schools, shops, and leisure facilities are just a short distance away, with convenient bus routes and train stations nearby for those needing to commute.

As you step into the property, you are welcomed by a spacious entrance hallway that provides access to all ground floor rooms and features an open staircase leading to the upper level. Moving clockwise, you will first enter the lounge, which includes a feature fireplace and a large window overlooking the front aspect. Continuing through, you will reach the spacious kitchen/diner, which offers plenty of storage, space for freestanding appliances, and ample room for a dining table. A single patio door opens out to the garden.

Returning through the hallway, you will find two well-proportioned double bedrooms, both benefiting from integrated storage. Completing this floor is a three-piece family bathroom with an over-the-bath shower.

Moving upstairs, there is a good-sized attic room, adding versatility to the home. The landing also provides access to the generous eaves storage.

Externally, the front of the property features a low-maintenance stone garden and a multi-car driveway leading to a detached single garage at the rear. The rear garden is generously sized, with a well-maintained lawn and a flagged patio area.

Viewing at your earliest convenience is highly recommended to avoid disappointment.







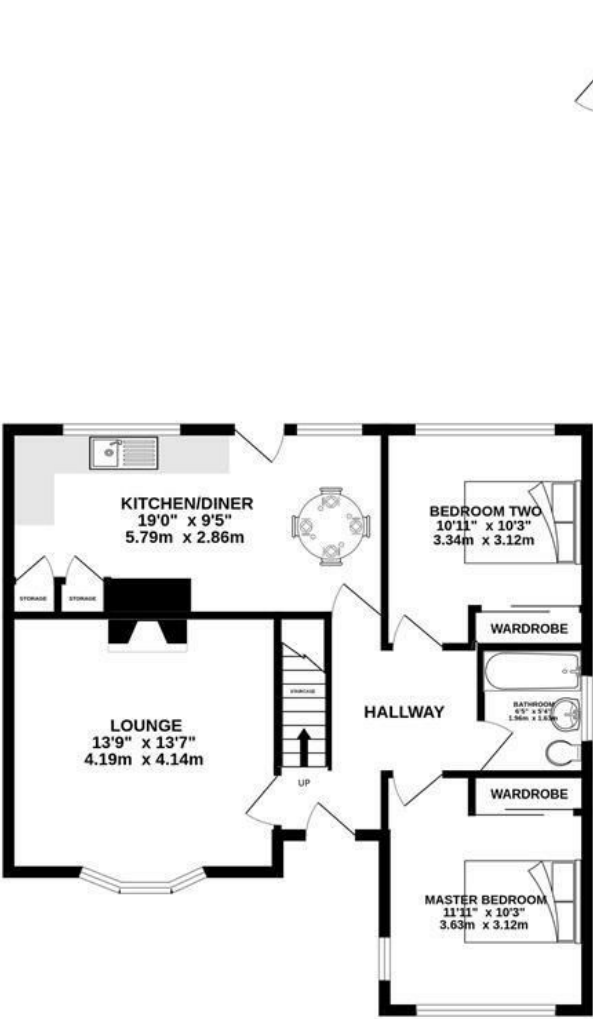




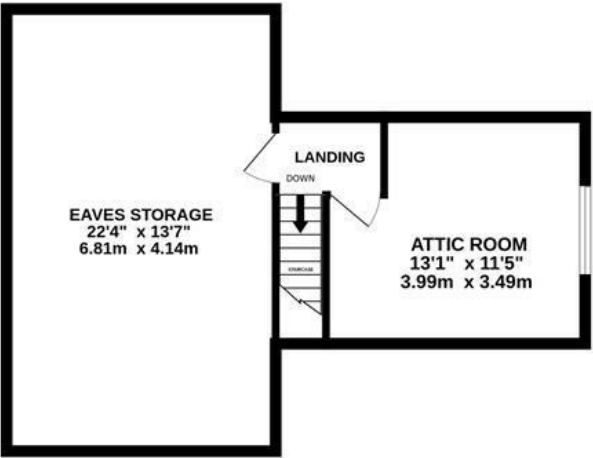


BEN ROSE

GROUND FLOOR
866 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.




TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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	56	83
(81-91) B		
(69-80) C		
(55-68) D		
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 