



**Stiles Avenue, Hutton, Preston**

**£1,095 PCM**

Ben Rose Estate Agents are pleased to present to the rental market fully renovated two bedroom semi detached bungalow, situated in the sought after village of Hutton, Preston. The property is situated only a short drive to Preston city centre and nearby towns and villages. There is also fantastic travel links via local bus routes and the nearby M6 and M65 motorways.

Internally, upon entering you'll find the good sized modern kitchen, with ample worktops, and integrated appliances such as a hob/oven, dishwasher and fridge/freezer.

Access to the lounge can be found off the kitchen and will comfortably accommodate a sofa set and small family dining table if desired.

Moving through, you'll find two double bedroom's with the master bedroom offering external access to the garden via a set of patio doors. Completing the interior of this delightful home and found just off the hall is the modern three piece family bathroom with corner shower.

Externally, the property sits on an enviable plot with a generously sized driveway and space for multiple vehicles. This also leads up to the single detached garage. To the rear is an easy to maintain garden, compromising of both lawn and paved areas.




























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	<div>67</div>	<div>86</div>
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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