



HOWARD ROBERTS

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Liverpool Road, Hutton, Preston, PR4 5FE

Offers In Region Of £280,000

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Agent Reference: HR1200

Semi-Detached Four-Bedroom Family Home | Utility | South-Facing Garden | Ample Off Road Parking | Home Office

Sat back from Liverpool Road in the ever-desirable village of Hutton, this well-presented semi-detached home offers flexible family living, open views, and a south-facing rear garden – all within walking distance of local amenities and outstanding schools.

A generous front lawn with mature trees and a driveway for multiple vehicles provides kerb appeal and privacy. Inside, the bright and modern lounge enjoys views over the front and features a contemporary wall-mounted fireplace. At the rear, the open-plan kitchen and dining area with sleek grey units, oak flooring, and matching internal oak doors, creates the heart of the home, enhanced by vertical radiators and rear door leading to the private garden.

The converted garage now offers a valuable fourth bedroom or home office – perfect for multigenerational living or working from home. Upstairs, there are three well-sized bedrooms and a stylish modern bathroom. A cleverly designed utility room provides additional workspace and white goods storage.

This home combines traditional space with modern comforts, all in a prime village location.

To view, please quote HR1200 when calling to arrange viewing.

Location:- Hutton, PR4 5FE

Located in Hutton – one of South Ribble’s most sought-after areas – this property is ideally placed for family life and commuting. It lies within walking distance of the highly regarded Hutton Grammar School and is in the catchment area for Ofsted 'Outstanding' primary and secondary schools.

Local shops are just a short stroll away, with Longton village nearby offering cafés, supermarkets, pubs, doctors, and boutique shopping.



Koppers 187 Liverpool Road, Hutton PR4 5FE
 Approximate Gross Internal Floor Area = 106.2 sq m / 1144 sq ft

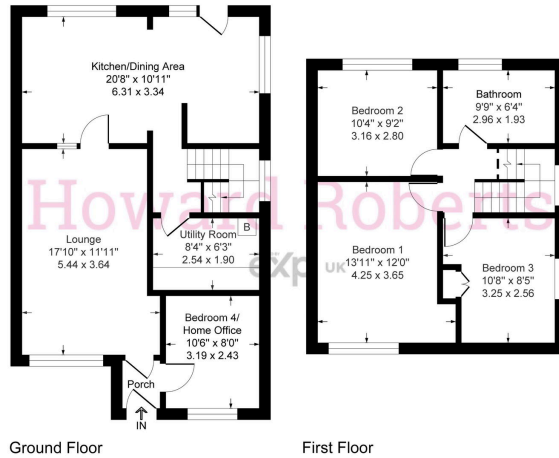
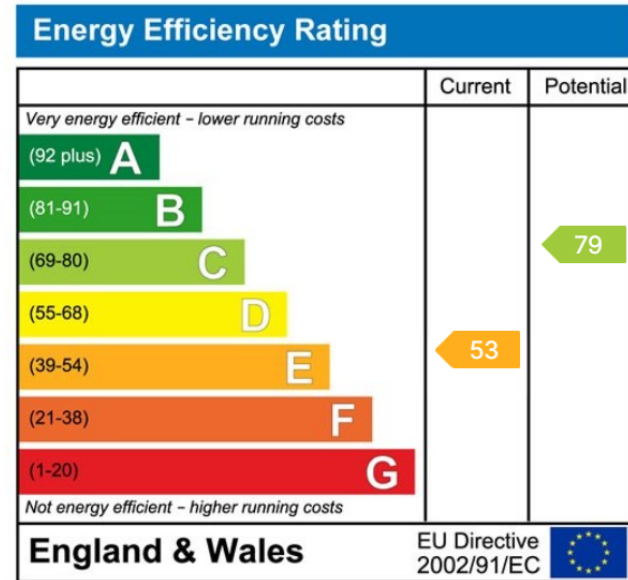


Illustration for identification purposes only, measurements are approximate, not to scale.

- Spacious semi-detached family home in desirable Hutton
- Stylish open-plan kitchen/diner with oak flooring and vertical radiators
- South-facing rear garden, not directly overlooked
- Modern family bathroom and convenient utility room
- Walking distance to Longton & Penwortham amenities, plus easy access to Preston & transport links
- Converted garage creates a versatile 4th bedroom or home office
- Bright lounge with contemporary fireplace overlooking the front lawn
- Ample driveway parking and mature front lawn with trees
- In catchment for Ofsted Outstanding primary & secondary schools, including **Leahurst Primary**, professionals, or work-from-home living



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