



HOWARD ROBERTS

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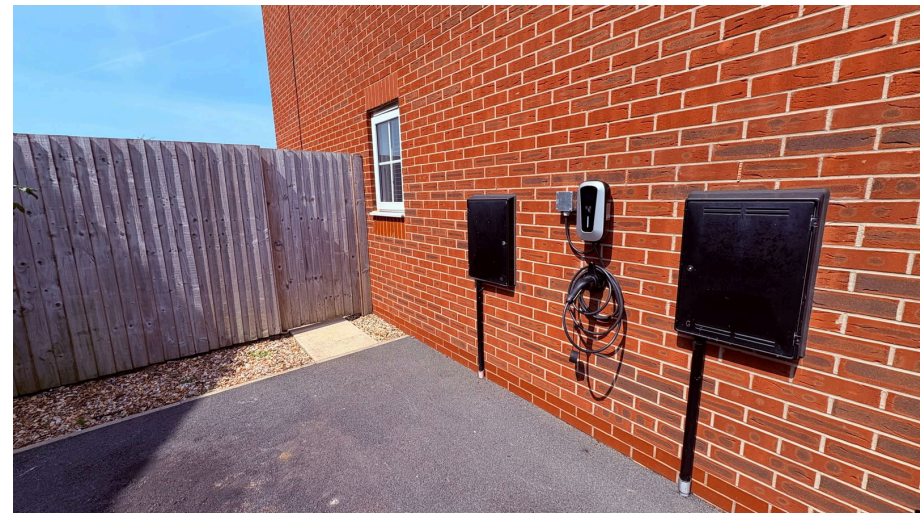
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Walton Gardens, Hutton, Preston, Lancashire, PR4 5SF
Offers In Region Of £200,000

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Agent Reference: HR1200

Modern Two-Bedroom Semi-Detached | Backs onto Open Fields | EV Charging | NHBC Warranty | NO CHAIN

Tucked away in a quiet cul-de-sac, this stylish two-bedroom semi-detached home offers open views, contemporary living, and energy-efficient features in the desirable village of Hutton. Built in 2018 by Applethwaite Homes, the property still benefits from the remainder of its NHBC warranty and is **freehold**.

Step inside to a spacious entrance with convenient downstairs WC, eye-catching grey laminate flooring, and a bright, open-plan lounge/dining kitchen – all enhanced by made-to-measure bespoke blinds fitted to all windows. The sleek kitchen includes a gas hob, electric oven, and integrated fridge/freezer, while double patio doors lead to a private, sun-catching rear garden that backs onto open fields. The garden features a newly laid patio and beautifully planted borders.

Upstairs, you'll find two well-proportioned bedrooms, including a master with fitted wardrobes and dresser and a modern bathroom. Externally, there's a front lawned garden, ample parking for several vehicles, and an electric vehicle hook-up (AC charger). A porch over the front door adds extra kerb appeal. **SOLD WITH NO CHAIN**

To view, please quote HR1200 when calling to arrange.

Location Highlights:- Hutton

Situated in the ever-popular Hutton, Walton Gardens offers a peaceful cul-de-sac setting with excellent connectivity. The property is within walking distance of local amenities, a recreational park, and public transport links to both Preston and Southport. A short drive or walk takes you to the vibrant village of Longton, which offers shops, cafes, bars, post office, doctors, chemist, and Booths supermarket and going the opposite direction you will find Penwortham offering much the same!

Families benefit from being in the catchment area of multiple



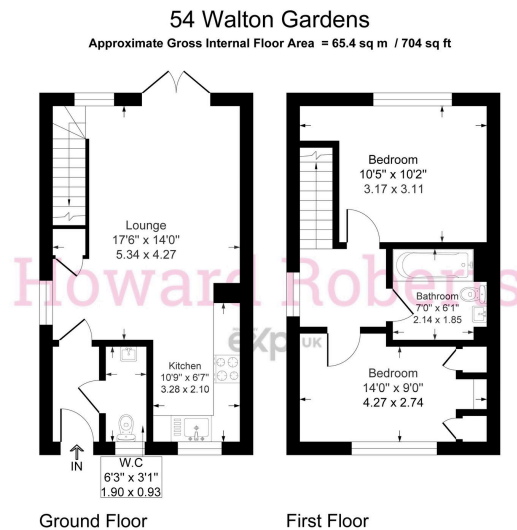
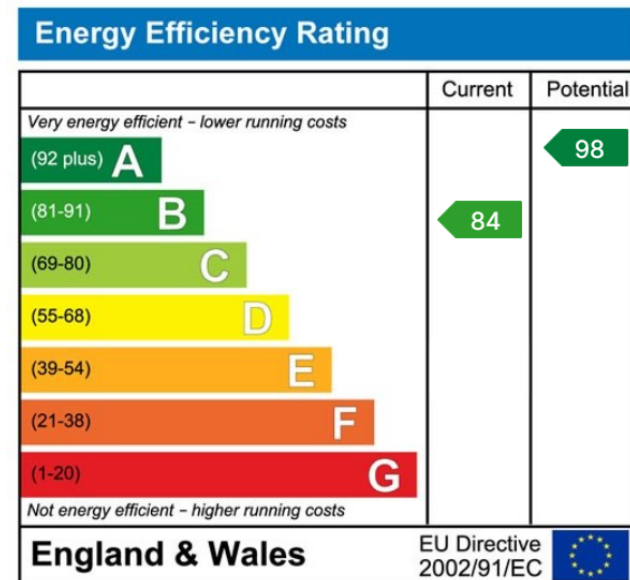


Illustration for identification purposes only, measurements are approximate, not to scale.

- Quiet cul-de-sac setting in sought-after Hutton
- Two double bedrooms, master with fitted wardrobes
- Sleek grey laminate flooring throughout ground floor
- Newly laid patio and flower borders – perfect for outdoor living
- Driveway for several cars plus EV hook-up charger
- Built in 2018 by Applethwaite Homes (NHBC warranty remaining)
- Stylish open-plan lounge and dining kitchen
- Private rear garden backing onto open fields
- Downstairs WC for added convenience
- Located near outstanding schools, village amenities & transport links | NO CHAIN



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