



Greengate, Hutton, Preston

Offers Over £209,950

Ben Rose Estate Agents are pleased to present to market this well presented semi-detached bungalow, occupying a generous corner plot in the highly sought after village of Hutton. Offering spacious single level living, this attractive home is ideally suited to couples, families or those looking to downsize whilst maintaining comfortable accommodation and outdoor space. The property enjoys a convenient location close to the popular villages of Penwortham and Longton, both offering a wide selection of shops, cafés, pubs and everyday amenities, along with well regarded local schools. Excellent bus links provide easy access to Preston and Southport, while the nearby M6 and M65 motorways make commuting across the region straightforward.

Stepping through the entrance hall, which provides access to all principal rooms, you are welcomed into a spacious lounge that offers a bright and comfortable living environment with ample space for both relaxing and entertaining. The kitchen is positioned to the rear of the property and overlooks the garden, featuring a newly fitted modern design with generous worktop and storage space. The bungalow offers three well proportioned bedrooms, including a large master double bedroom and a second double bedroom. A third single bedroom provides flexibility for use as a home office, study or guest room. Completing the interior is a contemporary three piece shower room, finished to a modern standard.

Externally, the property sits on an impressive L-shaped corner plot with well established gardens wrapping around the home. Mature plants, shrubs and a neatly maintained lawn create a pleasant outdoor setting with plenty of potential for further landscaping or relaxation areas.

To the rear, there is a driveway providing off road parking for two vehicles along with a detached garage offering additional storage or secure parking. The rear garden is generously sized, mainly laid to lawn and fully fenced, providing privacy and a safe space for outdoor enjoyment. Overall, this delightful bungalow offers comfortable living, generous outdoor space and a desirable village setting.





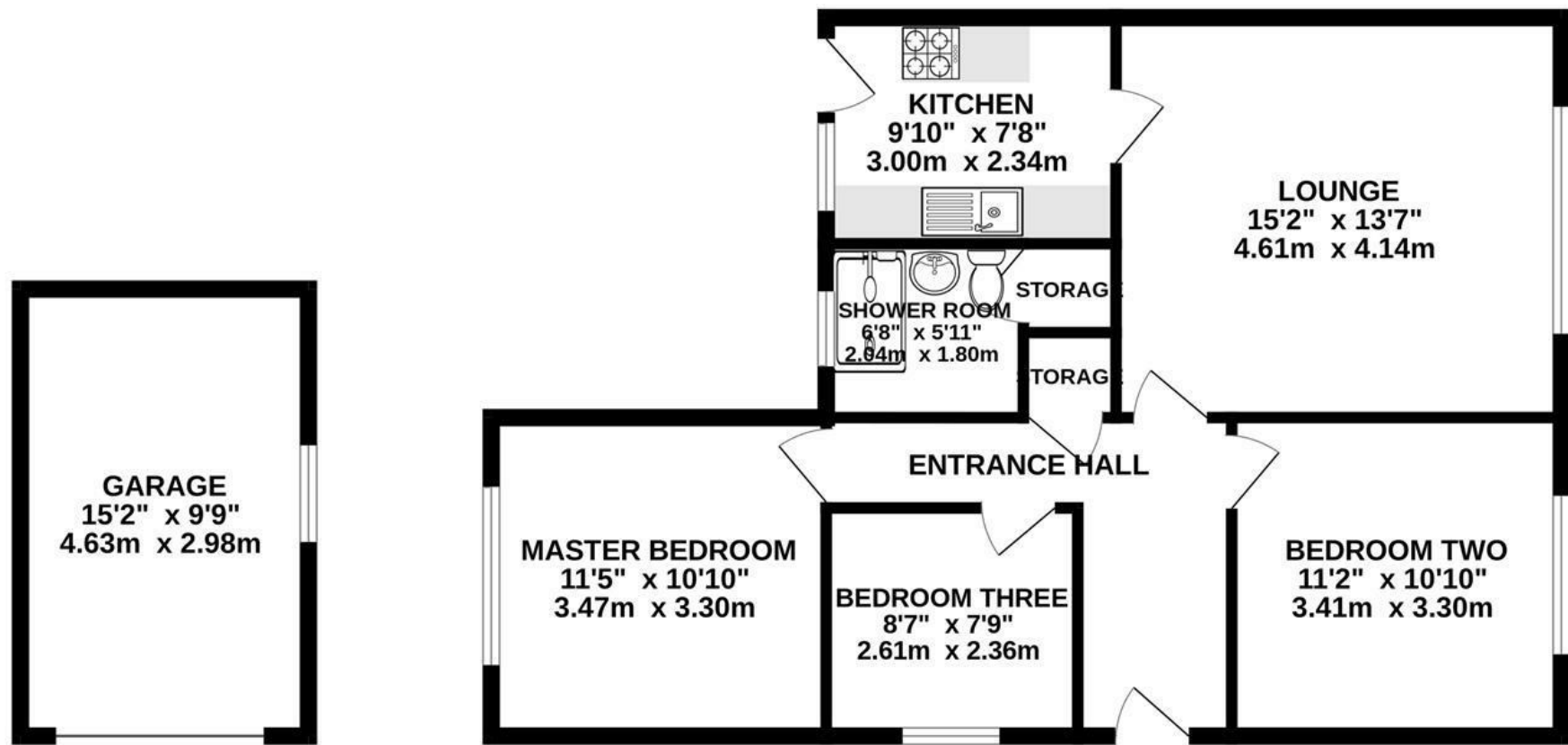








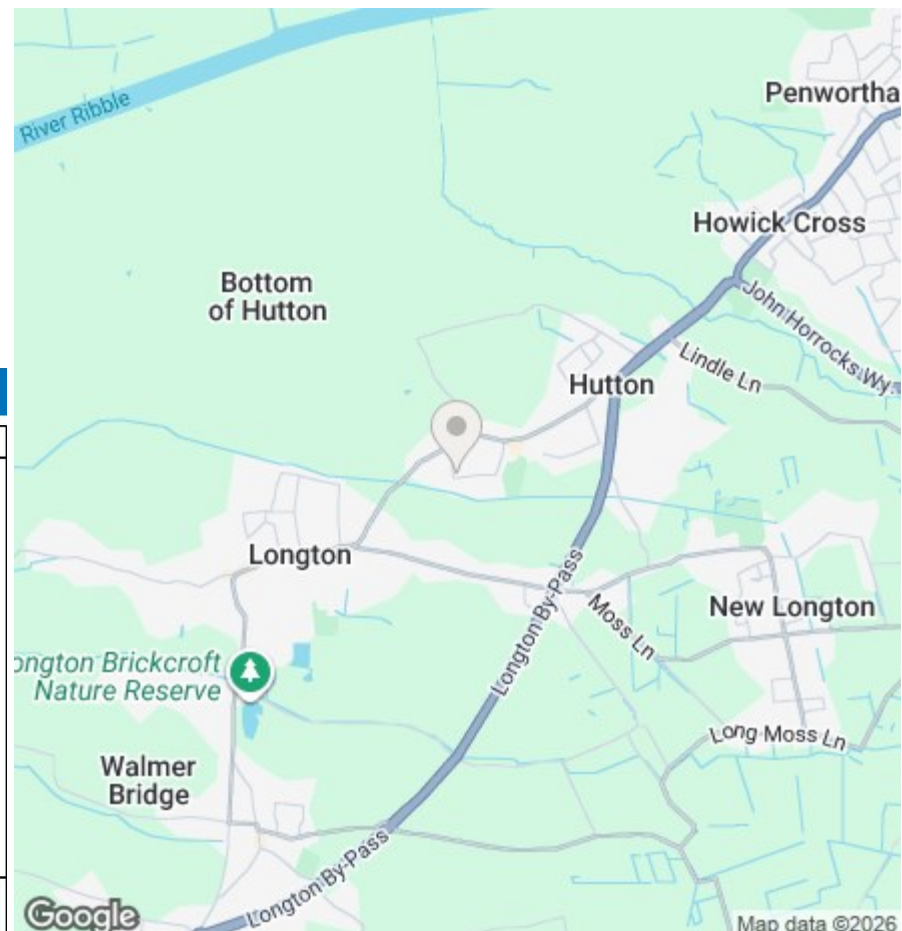
GROUND FLOOR 882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC