



145 Liverpool Road, Hutton
Preston

Offers Over **£165,000**



145 Liverpool Road

Hutton, Preston

Charming two-bedroom period terrace with original features, open-plan living, fitted wardrobes, private rear garden, and cosy lounge with fireplace. Ideal for first-time buyers or downsizers.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Charming Two-Bedroom Period Terrace
- Original Features & Log Burner
- Open-Plan Kitchen & Living Space
- Exposed Wooden Beams
- Character Home Ideal for First-Time Buyers or Downsizers
- Buyers Information Pack available

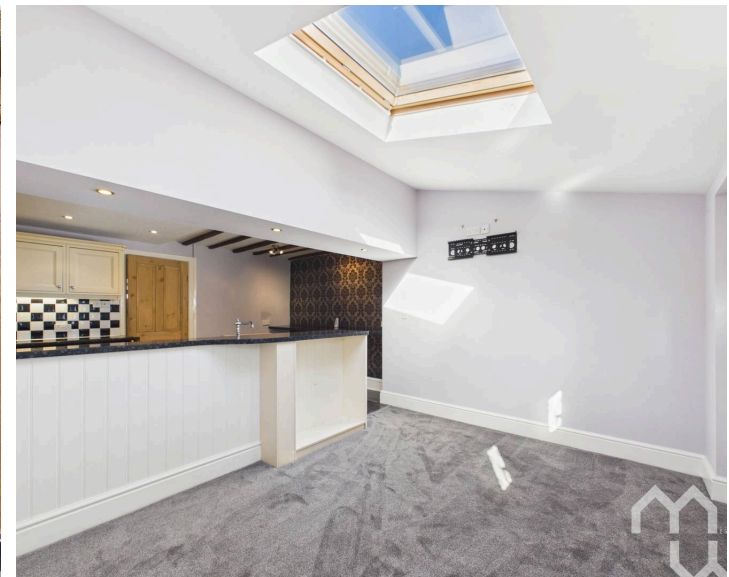
Kitchen

Good range of eye and low level units, 1 1/2 stainless steel sink. Range style cooker. Plumbed for washing machine. Tiled floor. Open to Dining / Living area with two windows to rear.

Open plan Dining / Living area

Lounge

Log burner. Exposed beams. Understairs storage. Tiled floor. Window to front.





Landing

Bedroom 1

Fitted wardrobes and drawers. Feature fireplace. Window to front.

Bedroom 2

Fitted wardrobes. Window to rear.

Bathroom

Three piece suite comprising of; vanity wash hand basin, panelled bath with mains shower over and WC. Fully tiled walls, tiled floor. Feature heated towel rail. Window to rear.

GARDEN

Mature trees with patio area.

ON STREET

1 Parking Space





Ground Floor



Floor 1



Approximate total area⁽¹⁾

738 ft²

68.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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