



**Scarlett Drive, Hutton, Preston**

**Offers Over £200,000**

**\*\*Please note that this property is being advertised as Leasehold until we receive documentation that the Leasehold has been purchased\*\***

Ben Rose Estate Agents are pleased to present to market this beautifully appointed two bedroom first floor apartment, located in the highly desirable and tranquil village of Hutton, Lancashire. Tucked away off a private road within a quiet, close-knit community, this charming home offers the perfect blend of countryside serenity and suburban convenience. Ideal for families and couples alike, the property benefits from excellent travel links with the nearby A59 offering swift access to the M6 and M65 motorways, making it a commuter's dream. Preston city centre is just a short drive away, offering a wealth of shops, eateries and cultural attractions, while Longton and Penwortham provide charming local alternatives. For those who enjoy the outdoors, the picturesque Lancashire countryside lies quite literally on your doorstep, with peaceful walks and scenic views readily available. Local bus routes and nearby train stations, including Preston and Lostock Hall, further enhance connectivity, while reputable schools and healthcare facilities are all within easy reach.

Upon entering the home via the welcoming entrance hall, you're immediately struck by the generous layout and bright, airy ambiance. The spacious lounge is a true highlight, bathed in natural light thanks to the large balcony doors. Just off the lounge is a separate, dining room ideal for entertaining or family meals. The kitchen is thoughtfully laid out with ample cabinet space and sleek worktops, providing both practicality and style. The apartment features two double bedrooms, both benefiting from built-in wardrobes. The master bedroom enjoys the luxury of an ensuite. While the second bedroom is also well sized, offering flexibility for guests, a home office, or a growing family. A three-piece family bathroom completes the interior.

Externally, the home boasts a neatly paved driveway at the front, with space for two vehicles, in addition to a good-sized single garage providing secure parking or additional storage. To the rear, residents can enjoy a well-maintained communal garden, featuring a lush lawn, trees, and plant beds, a perfect setting for relaxing or socialising in the warmer months. An outdoor tap adds further convenience.

This delightful property offers a rare opportunity to enjoy peaceful village living with the benefit of modern amenities and superb transport connections. Whether you're looking to downsize, start a small family, or simply embrace a slower pace of life in a move in ready home, this apartment ticks every box.



















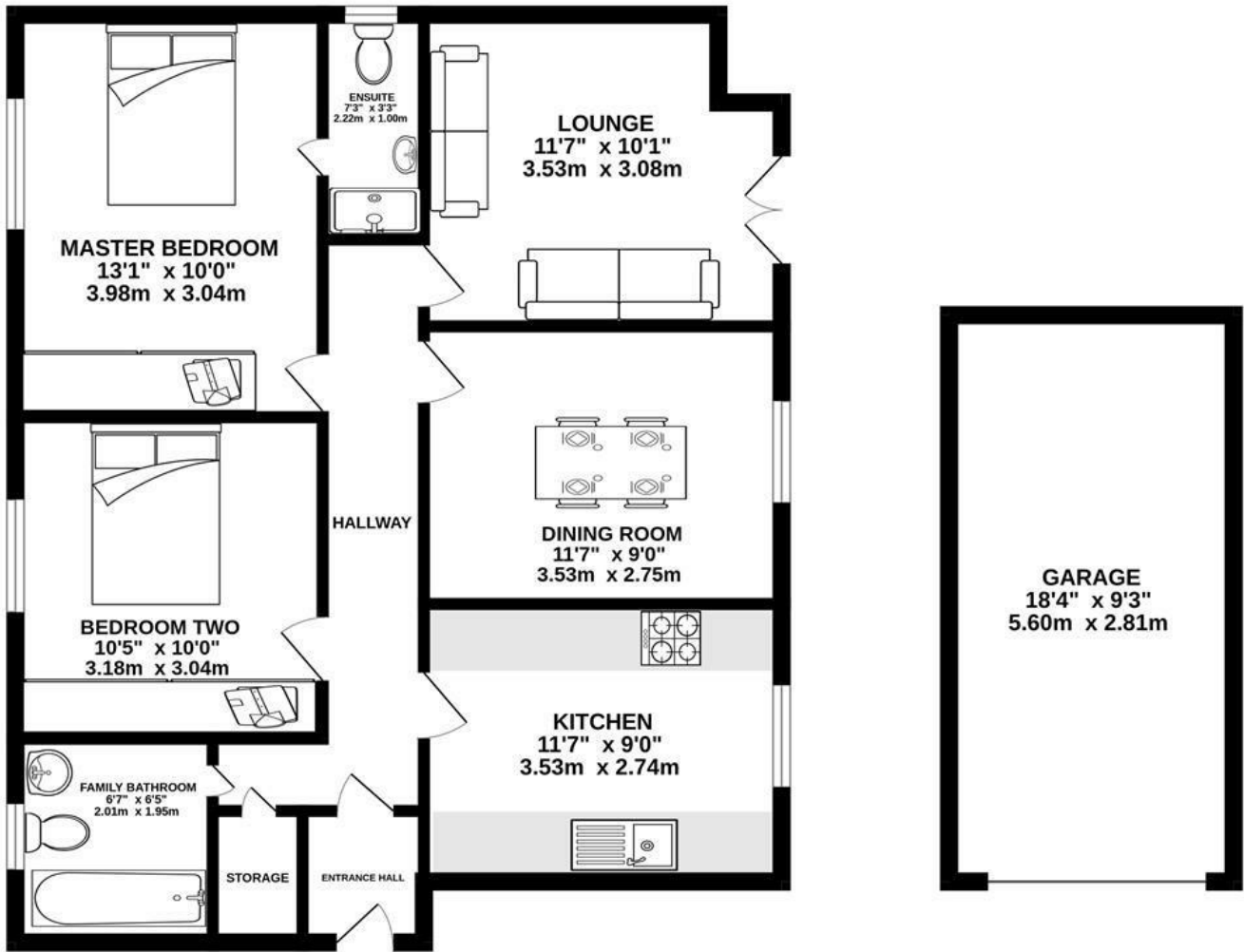









FIRST FLOOR  
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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.  
Made with Metropix ©2025



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	82
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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 