



17 STILES AVENUE HUTTON, PRESTON, PR4 5FL

£319,950
FREEHOLD

Marie Holmes Estate Agents are delighted to offer for sale this fabulous detached true bungalow, in a desirable village location with excellent local services and amenities. This wonderful home offers three bedrooms, lounge, large conservatory, fitted kitchen and have one main bathroom and an en-suite. There is gas central heating and uPVC double glazing. Lots of parking to the front and side as well as a detached garage and an enclosed rear garden with a lovely outlook. Being close to outstanding local schools and bus routes. Viewing is essential to fully appreciate the size and setting of this beautiful bungalow. Offered with the benefit of no onward chain.

MARIE HOLMES

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17 STILES AVENUE

- Detached True Bungalow in Popular Village Location • Three Bedrooms • Spacious Lounge • Fitted Kitchen • Large Conservatory • Main Bathroom & En Suite • Private Rear Garden • Garage & Lots of Driveway Parking • UPVC Double Glazing & Gas Central Heating • Offered with No Onward Chain – Viewing Essential



Entrance Porch

Entrance Hall

With door to lounge

Lounge

With a uPVC double glazed window to the front and side elevations, coving to ceiling, ceiling and wall lights and door to Inner Hall.

Kitchen

With a range of wall, drawer and base units with contrasting working surfaces, one and a half sink unit and drainer unit, hob with extractor canopy above, integrated fridge/freezer, integrated oven, uPVC double glazed door and window to side.

Inner Hallway

A spacious inner hall with loft access point, ceiling light and doors off.

Bathroom

With a three piece suite comprising low suite W.C pedestal wash hand basin and panelled bath with shower over, tiled elevations, radiator and opaque uPVC double glazed window to the side

Bedroom One

With a range of fitted wardrobes, drawers and matching bed sides, uPVC double glazed window to rear, radiator, coving to ceiling, ceiling light and door to en suite.

Ensuite

With a three piece suite comprising, concealed cistern WC, wash hand basin set on vanity unit, glazed shower enclosure.

Bedroom Two

Another great double bedroom with radiator, coving to ceiling and French patio doors to Conservatory.

Bedroom Three

With uPVC double glazed window to side, range of fitted wardrobes, drawers and top boxes with matching bed sides, radiator.

Conservatory

A great size and makes a lovely further reception room. Being uPVC double glazed and brick built constructed, radiator and French patio doors to rear garden.

Outside

To the front of the property there is patterned concrete driveway which extends to the side which then approaches the garage. There is a useful additional side area to the left of the bungalow.

Garage

A detached garage with up and over door currently split for dual usage although could be fully reinstated as a full garage.

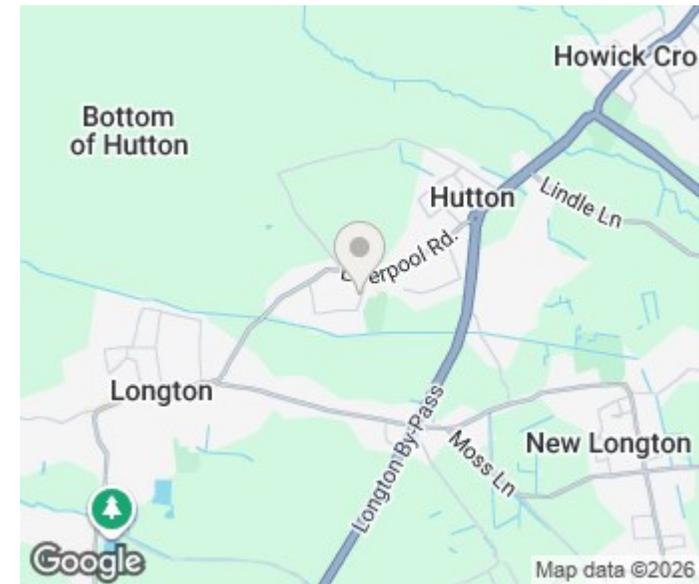
Rear Garden

A sunny rear garden being principally laid to lawn

with flower bed borders, patio area, Lovely rear outlook.

17 STILES AVENUE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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