



17 STILES AVENUE HUTTON, PRESTON, PR4 5FL

£310,000
FREEHOLD

Extended detached true bungalow situated in the village of Hutton, Preston. The property is situated only a short drive to Preston city centre and nearby towns and villages. There is also fantastic travel links via local bus routes and the nearby M6 and M65 motorways. NO CHAIN DELAY. Positioned within this sought after location being close to amenities and transport links this true bungalow is perfect for those looking to downsize their accommodation. The living and private spaces comprise: entrance porch, bay fronted lounge, inner hallway, kitchen, bathroom, main bedroom has fitted wardrobes and access to an en-suite shower room, further bedroom with fitted wardrobes, dining room or third bedroom and across the rear a large conservatory. Outside imprinted concrete driveway offers ample off road parking spaces, detached garage and a rear garden that backs onto the local playing field. This bungalow is warmed via a gas fired central heating system and benefits from double-glazing throughout. Viewing comes highly recommended.

MARIE HOLMES

SALES | LETTINGS | MORTGAGES

17 STILES AVENUE

- Detached True Bungalow in Popular Village Location
- Three Good Sized Bedrooms
- Spacious Lounge
- Fully Fitted Kitchen
- Spacious Conservatory
- Main Bathroom & Further En Suite
- Private Rear Garden
- Garage & Plenty 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

16'8" x 0'0" (5.08 x 0.00)

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

12'3" x 7'10" (3.73 x 2.39)

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

12'11" x 10'11" (3.94 x 3.33 (3.93 x 3.32))

With a range of fitted wardrobes, drawers and matching bedsides, 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

11'8" x 10'11" (3.56 x 3.33 (3.55 x 3.32))

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

Bedroom Three

9'10" x 8'7" (3.00 x 2.62 (2.99 x 2.61))

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

Conservatory

17'5" x 10'5" (5.31 x 3.18 (5.30 x 3.17))

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.

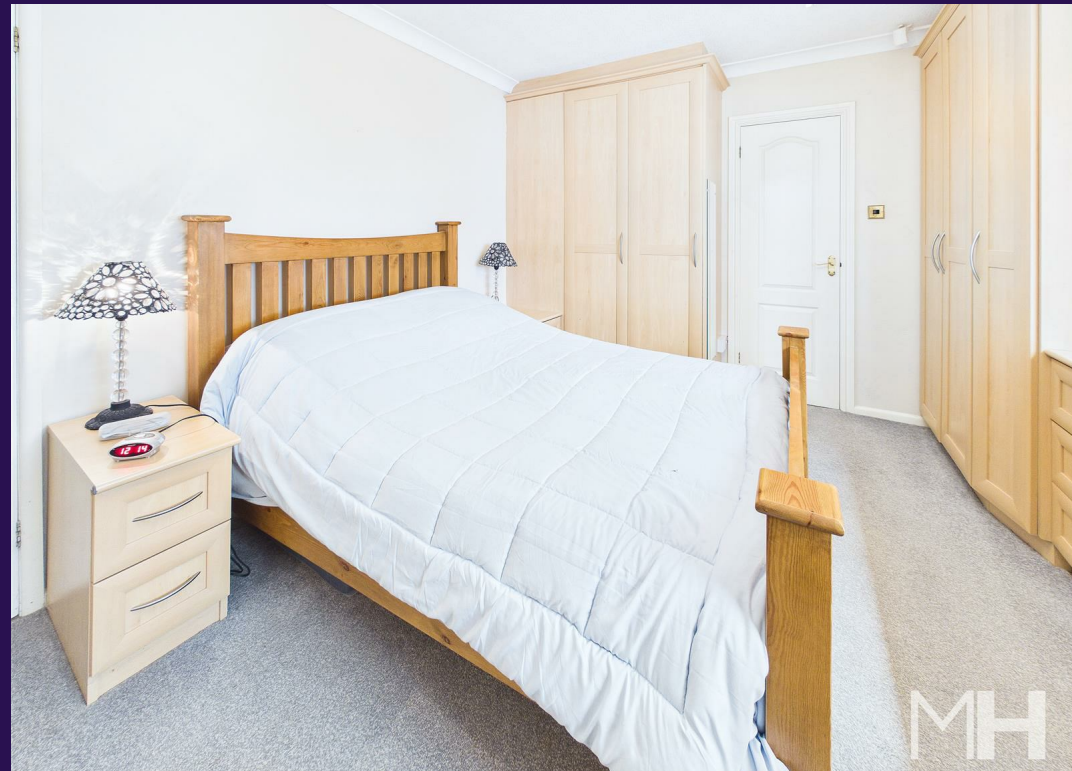
Rear Garden

A sunny rear garden being principally laid to lawn with flower bed borders, patio area, Lovely rear outlook.

17 STILES AVENUE









17 STILES AVENUE

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

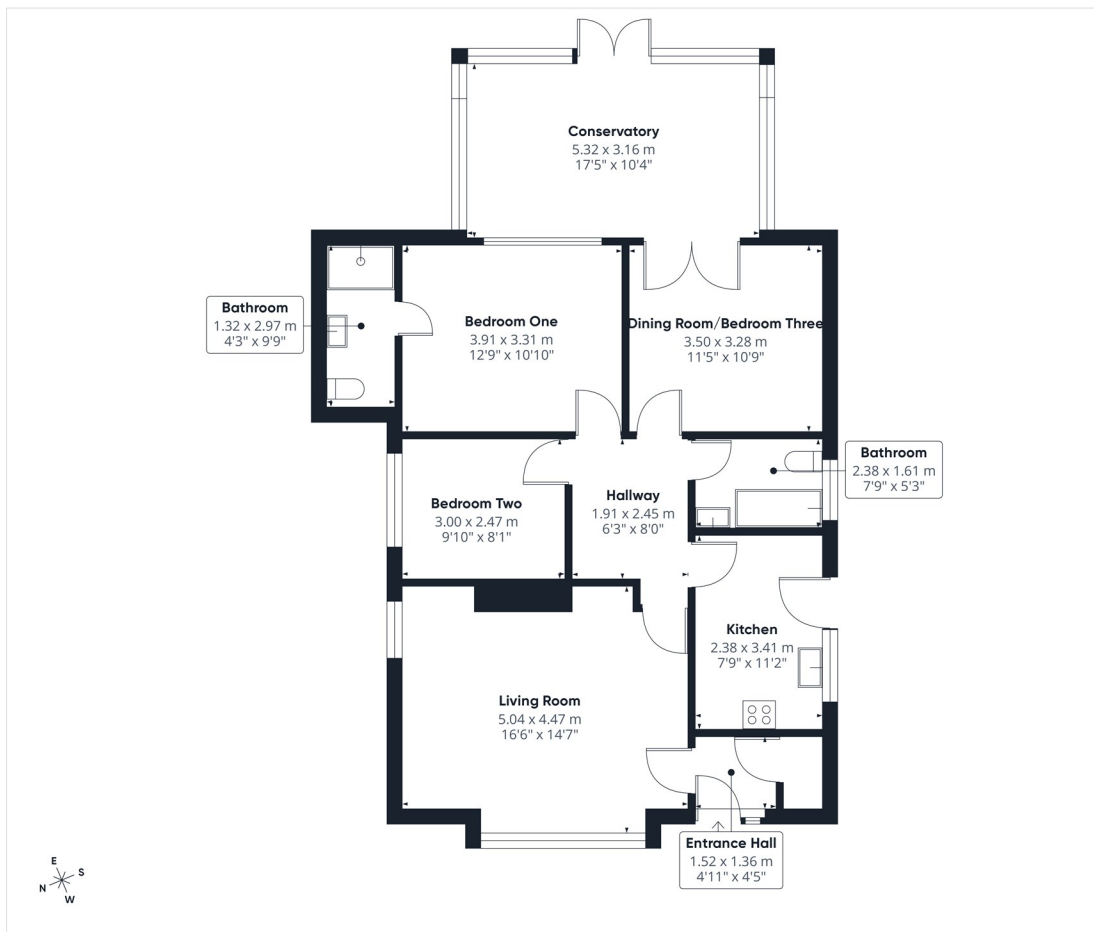
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

EPC Rating – D



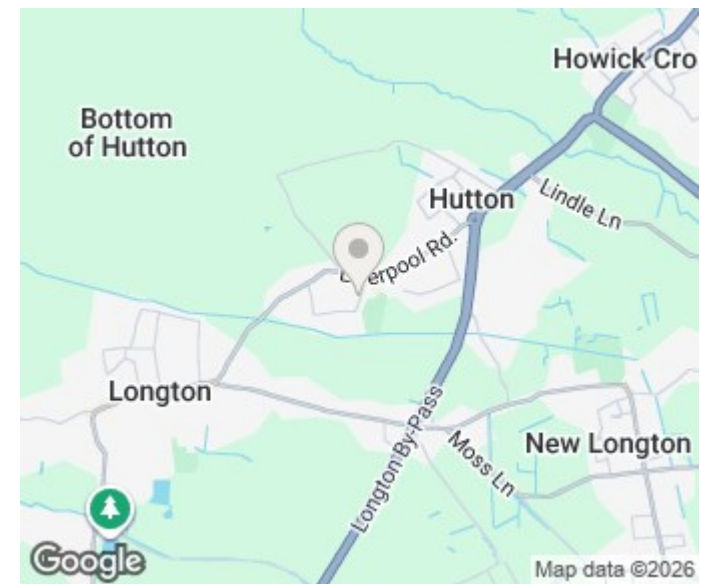


Approximate total area⁽¹⁾
93.7 m²
1010 ft²

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(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	

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.

Marie Holmes Estate Agents

36d Liverpool Road
Penwortham
Preston
Lancashire
PR1 ODQ

01772 750777
penwortham@marieholmes.co.uk
www.marieholmes.co.uk

MARIE HOLMES

SALES | LETTINGS | MORTGAGES