



12 Top Acre, Hutton
Preston

£300,000



12 Top Acre

Hutton, Preston

Well-presented detached bungalow with three bedrooms, bright conservatory, south-west facing garden, and spacious patio for alfresco dining.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached three-bedroom true bungalow
- Driveway
- Ideal property for downsizers
- Sold with **NO CHAIN**
- Detached garage
- Up-Front Searches Provided — Buyers Information Pack available, helping streamline the purchase and reduce delays

Entrance Hall

Cloakroom. Storage for boiler.

Kitchen

Good range of eye and low level units. 1 1/2 sink. Induction hob with extractor, Neff double oven, fridge freezer, dishwasher and washing machine. Door to side. Window to side.

Living Room

Electric fire with stone surround. Bay window to front and window to side.

Inner Hall

Storage cupboard.

Sunroom

Windows with stained-glass detailing at the top. Ceiling fans. French doors to garden and door to rear.

Bedroom 1

Window to rear.

Bathroom

Three piece suite comprising of pedestal wash hand basin, Wc and shower cubicle. Feature heated towel rail. Fully tiled walls. Window to side.

Bedroom 2

Fitted wardrobes. Window onto conservatory. Door to rear.

Bedroom 3 / Office

Currently used as an office. Window to side.



GARDEN

GARAGE

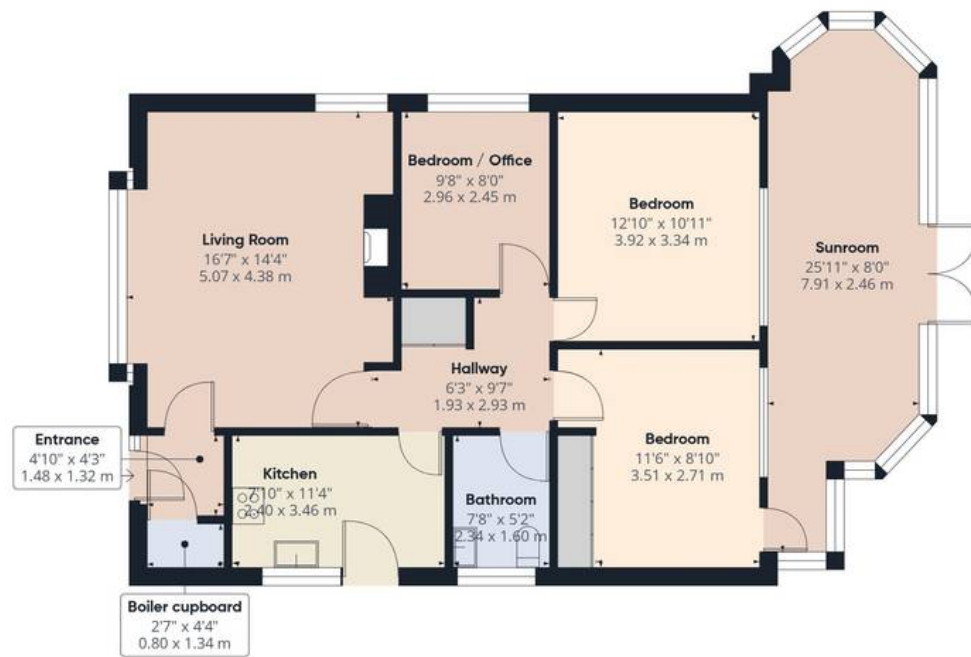
Single Garage

Door to side.

DRIVEWAY

2 Parking Spaces





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1183 ft²

109.8 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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