BEN ROSE



Halliwell Crescent, Hutton, Preston **Offers Over £159,950**

- Two Bedroom
- First Time Buyers
- Close To Amenities
- EPC Rating C
- Ground Floor Apartment
- Quiet Location
- Must Be Viewed
- Approx. 532 SQ.FT

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom ground-floor apartment, located in the highly desirable village of Hutton, Lancashire. Positioned on a private road, this charming home offers the ideal balance of rural tranquility and suburban convenience. Perfect for first-time buyers, the property benefits from excellent travel links, with the nearby A59 providing convenient access to the M6 and M65 motorways. Preston city centre is just a short drive away, offering a wealth of schools, shops, and amenities, while the nearby villages of Longton and Penwortham provide further amenities and local attractions. For those who enjoy the outdoors, the picturesque Lancashire countryside is quite literally on the doorstep, with peaceful walks and scenic views to enjoy year-round.

Stepping into the property, you are welcomed into the entrance hall, which provides access to all rooms. To the right, you will find the spacious lounge/diner, which features two windows overlooking the front aspect and enjoying picturesque views across the communal gardens. The dining area flows seamlessly into the stylish kitchen, which offers ample storage and includes integrated appliances such as a fridge, freezer, oven, hob, and washing machine.

Continuing through the property, you will find two generously sized double bedrooms, both benefiting from fitted storage, with the master bedroom also boasting a private en-suite shower room. A modern three-piece family bathroom completes the accommodation.

Externally, the property benefits from an allocated parking space to the front, along with well-maintained communal gardens to both the front and rear, providing pleasant outdoor spaces for residents to enjoy.

Early viewing is highly recommended to fully appreciate the accommodation and desirable setting this property has to offer, and to avoid potential disappointment.



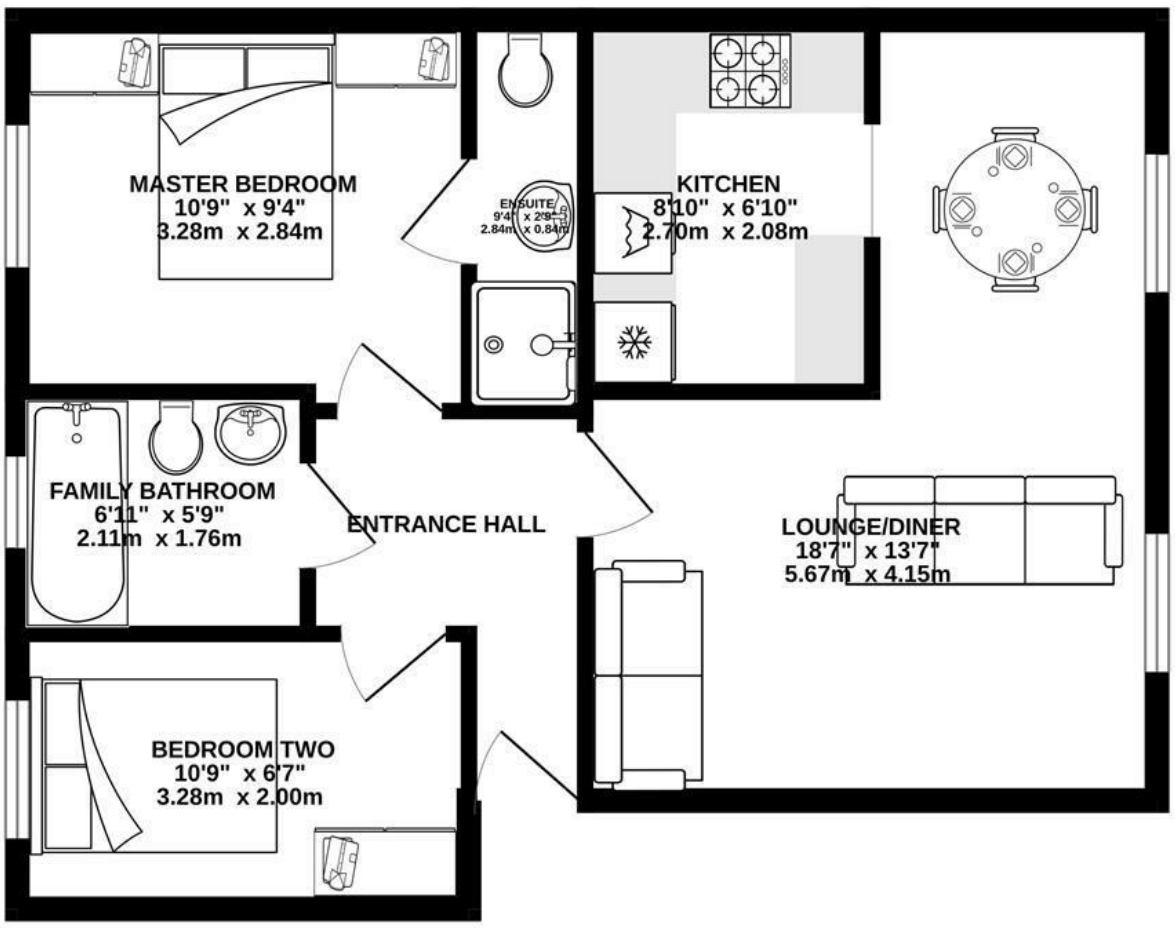






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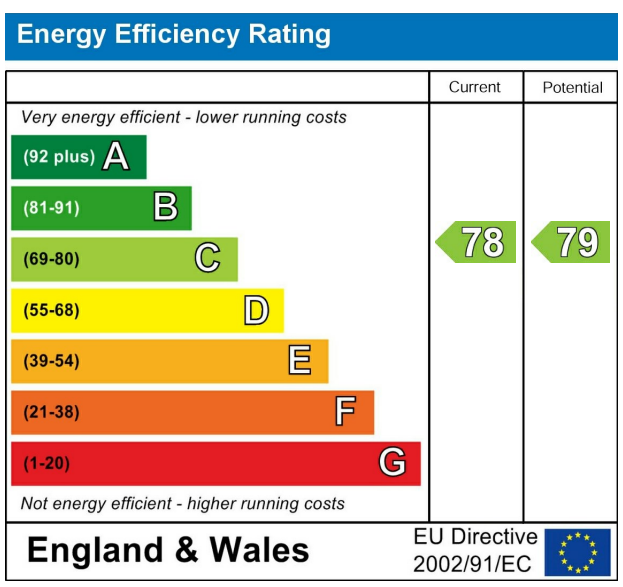
GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.

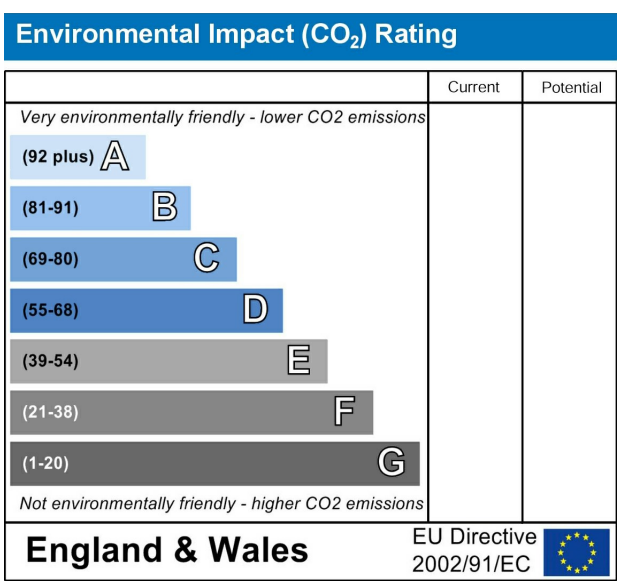


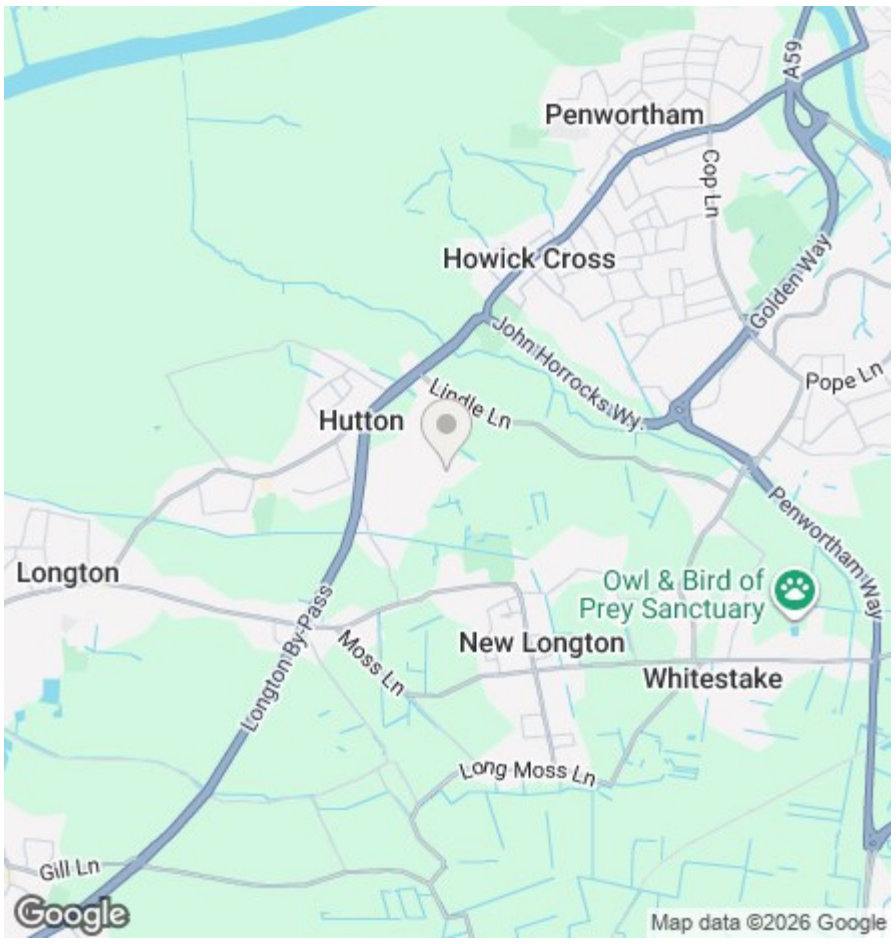
TOTAL FLOOR AREA : 532 sq.ft. (49.4 sq.m.) approx.

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.
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T 01772 737 873 | W WWW.BEN-ROSE.CO.UK | E LONGTON@BEN-ROSE.CO.UK | 178 LIVERPOOL ROAD, LONGTON PR4 5PB