



12 Top Acre, Hutton

Preston

£320,000



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

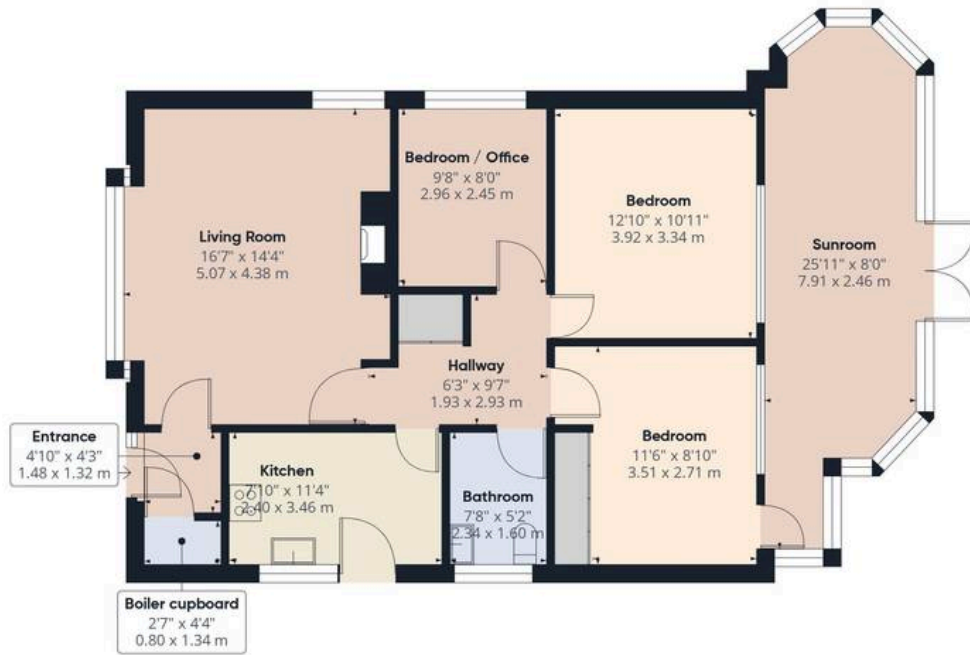
Single Garage

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.

GIRAFFE360

ESTATE AGENCY-REDEFINED



At MovingWorks, we're not just another estate agent.

We're a proudly independent, family-run business, founded in 2000 to do things differently – and better.

Buying a home is one of life's biggest milestones. It's emotional, personal, and deserves expert support every step of the way.

Why buyers choose us:

We're a marketing agency, not just a listing service. We match you with the right home and guide you through the process with care and clarity.

With Gazeal, you can reserve your chosen property and protect your purchase from delays or fall-throughs. It shows you're a committed buyer – giving you peace of mind and a stronger position.

We also help you get legally ready, so you can move quickly and with confidence.

At MovingWorks, we combine strategy with genuine care – putting people before process to make your move smooth, secure, and stress-free.

Clients love working with us, check out our reviews to find out for yourself. If you need help selling your home, or know anyone that we could be of service to- please get in touch.



CONTACT US



www.movingworks.co.uk



hello@movingworks.co.uk



[@movingworksestateagentsuk](https://www.instagram.com/movingworksestateagentsuk)



[@mwearlybirdvip](https://www.facebook.com/mwearlybirdvip)



[@movingworks6301](https://www.youtube.com/movingworks6301)



LOVE IT? Secure your offer

COMPLETE THIS FORM AND WE'LL BE IN TOUCH

SCAN

