



Stiles Avenue, Hutton, Preston

Offers Over £230,000

Ben Rose Estate Agents are pleased to present to market this fully renovated two bedroom semi detached bungalow, situated in the sought after 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.

Internally, upon entering you'll find the good sized modern kitchen, with ample worktops, and integrated appliances such as a hob/oven, dishwasher and fridge/freezer.

Access to the lounge can be found off the kitchen and will comfortably accommodate a sofa set and small family dining table if desired.

Moving through, you'll find two double bedroom's with the master bedroom offering external access to the garden via a set of patio doors. Completing the interior of this delightful home and found just off the hall is the modern three piece family bathroom with corner shower.

Externally, the property sits on an enviable plot with a generously sized driveway and space for multiple vehicles. This also leads up to the single detached garage. To the rear is an easy to maintain garden, compromising of both lawn and paved areas.









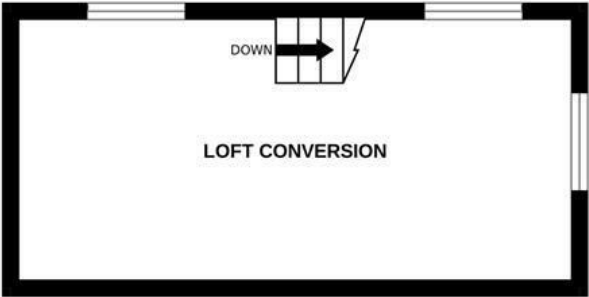
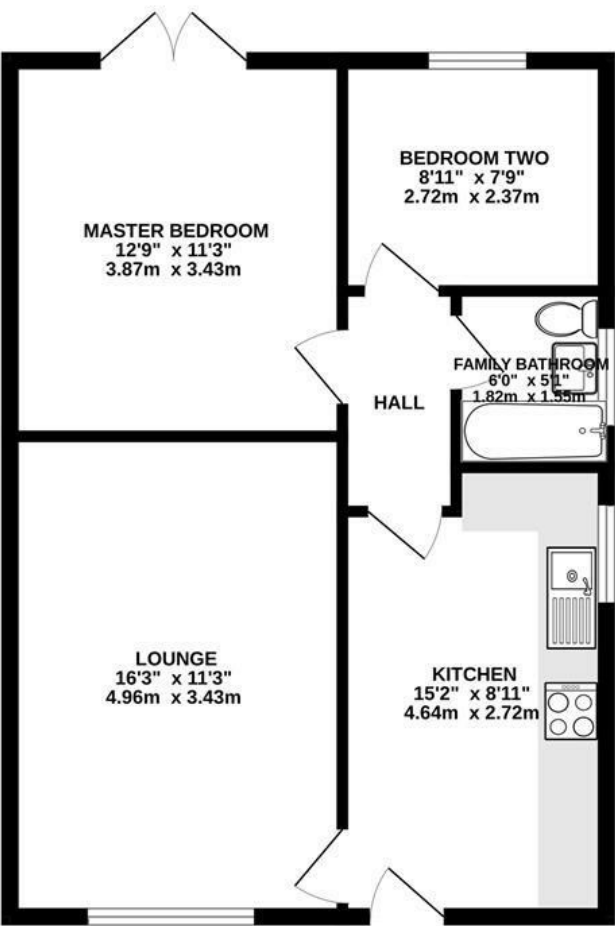




BEN ROSE

GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.

1ST FLOOR
180 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 908 sq.ft. (84.4 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

