



Greengate, Hutton, Preston

Offers Over £209,950

Ben Rose Estate Agents are pleased to present to market this well-positioned semi-detached bungalow, occupying a generous corner plot within the sought-after area of Hutton, Lancashire. Offering well-proportioned accommodation, two double bedrooms and a modern finish throughout, this property is ideally suited to couples, families and those looking to downsize without compromising on space. Hutton provides a peaceful setting while remaining conveniently placed for everyday amenities, with the nearby villages of Penwortham and Longton offering a range of shops, cafés, restaurants and local facilities. There are excellent bus links towards both Preston and Southport, whilst the M6 and M65 motorway networks provide convenient connections for commuters. The area is also well served by highly regarded schools, making this an appealing choice for a wide range of buyers.

Stepping inside, the entrance hall provides access to the principal rooms. To the front are two well-sized double bedrooms, with the master bedroom benefiting from fitted wardrobes. The modern three-piece bathroom is also conveniently positioned from the hallway. Continuing through, the spacious lounge offers a comfortable and welcoming living space, featuring a Smeg fire and French doors opening into the conservatory, creating a pleasant connection to the garden. The newly fitted kitchen provides an excellent range of modern units alongside integrated appliances including a fridge, freezer, washing machine and dishwasher, as well as a gas hob. The boiler has also been recently serviced, while a further door provides access into the conservatory.

Externally, the generous corner plot provides a fantastic amount of outdoor space. To the rear, a large driveway offers parking for two cars alongside a detached garage. The substantial garden is predominantly laid with artificial lawn and complemented by mature plants, established shrubs, slate and decorative stone. Fully fenced and enjoying access to the garage, it provides an attractive and relatively low-maintenance setting. Overall, this well-positioned bungalow offers spacious accommodation, excellent gardens and convenient access to Hutton and surrounding areas.













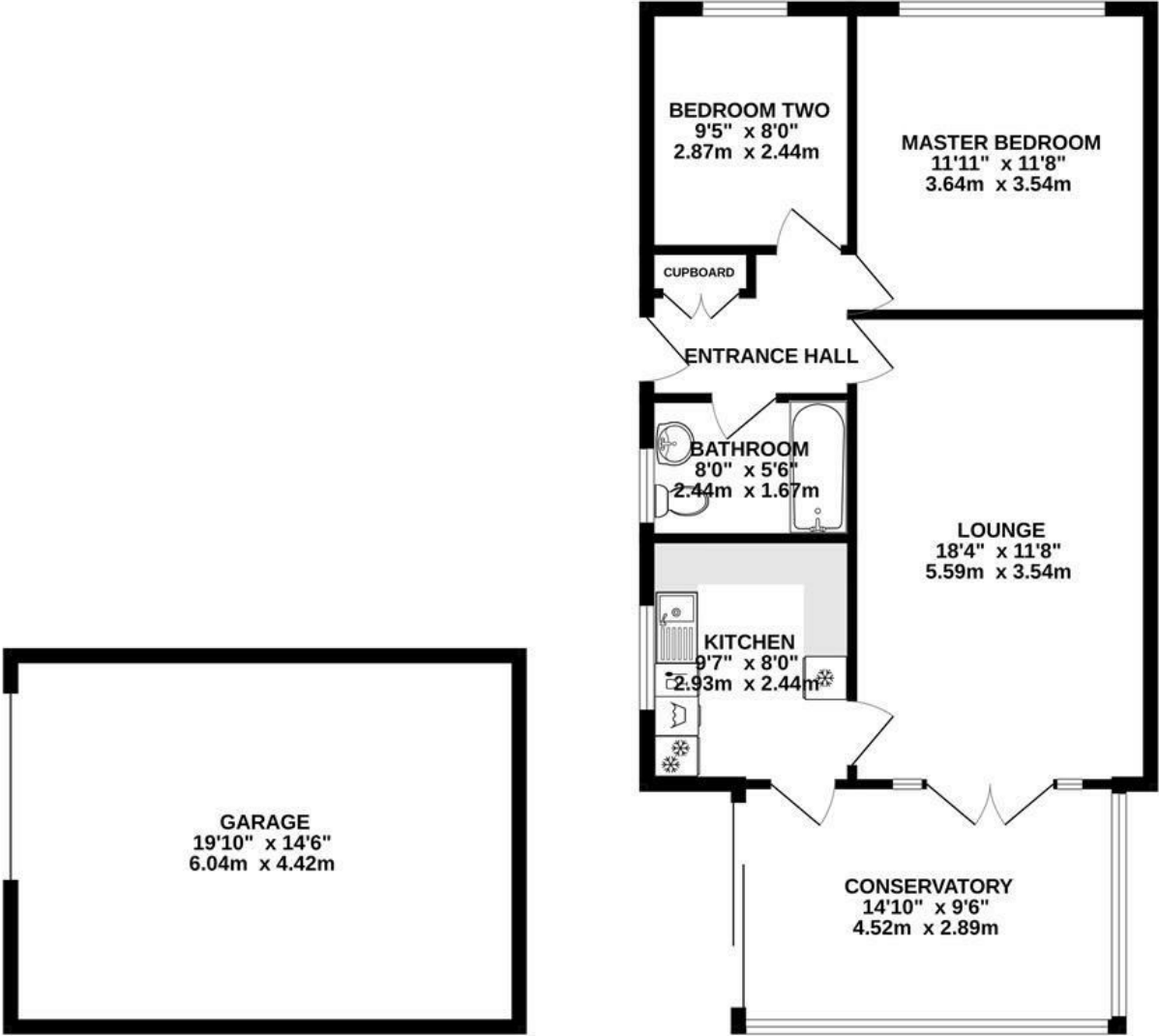








GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

