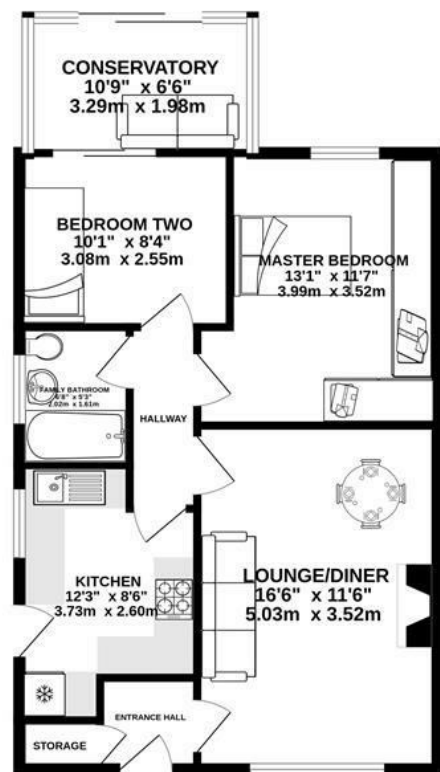
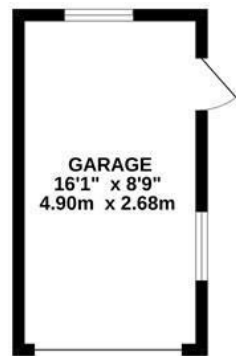
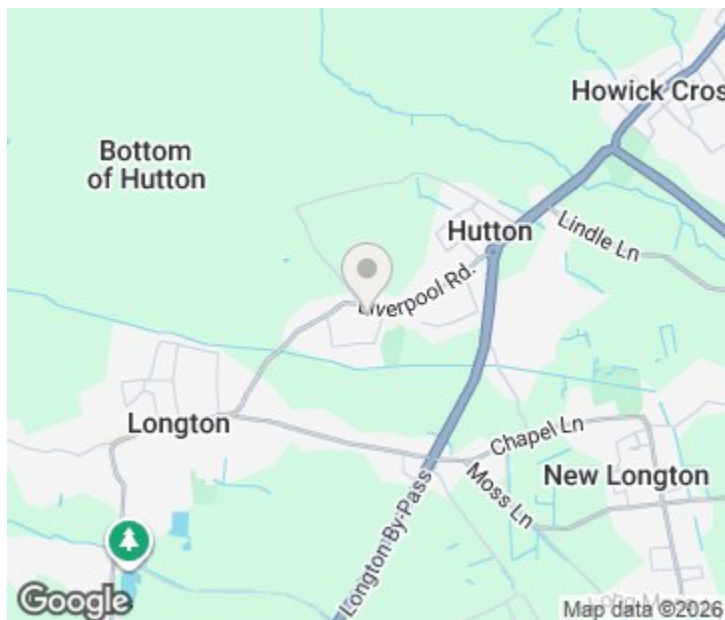


GROUND FLOOR
798 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.2 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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	

BEN  ROSE



Cockersand Avenue, Hutton, Preston

Offers Over £219,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached bungalow, situated in the highly desirable and peaceful area of Hutton. Ideally positioned, the property offers a perfect balance of comfort and convenience, with a range of local amenities close by and scenic walking routes right on the doorstep. The home also benefits from excellent transport links, including nearby bus services and easy access to the A59, M65, and M6 motorways, making it an ideal choice for commuters or those seeking a quiet yet well-connected lifestyle.

Stepping into the property through the welcoming entrance hallway, you will find yourself in the spacious lounge/diner, which features a charming central log burner fireplace and a large window overlooking the front aspect. From here, you move through to the central hallway, which provides access to the remaining rooms, including the modern kitchen. The kitchen offers ample storage with integrated appliances including a fridge, freezer, oven, and hob, as well as a single door leading out to the side of the property. Moving back through the hallway, you will find two well-proportioned double bedrooms, with the master bedroom benefiting from fitted wardrobes. The second bedroom provides access to a bright and airy conservatory, offering versatile additional living space with direct access to the rear garden. Completing the internal layout is a contemporary three-piece family bathroom fitted with an over-the-bath shower.

Externally, the home benefits from a private driveway providing off-road parking. The driveway extends through double gates down the side of the property, leading to a detached garage at the rear. The garage is equipped with power and lighting, with electric up-and-over door access to the front and a single door to the side.

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