



**Fensway, Hutton, Preston**

**Offers Over £319,950**

Ben Rose Estate Agents are pleased to present to market this well-presented four bedroom semi-detached home, situated in the popular area of Hutton, Preston. The property offers generous and versatile accommodation, ideal for families or those seeking flexible living space. The location benefits from excellent travel links, with the M6 motorway just a short drive away, making commuting to nearby towns and cities straightforward. A range of local amenities, bus routes and green spaces are all within walking distance, providing convenience alongside opportunities for leisure and relaxation.

Upon entering the property, a welcoming porch leads through to a central hallway which connects all rooms on the ground floor. To the left is a spacious lounge featuring a bay window that fills the room with natural light, complemented by a feature fireplace creating a warm and inviting atmosphere. To the right of the hallway is the master bedroom, a front-facing room with a large window. Continuing along the hallway, you will find a modern three-piece family bathroom fitted with a shower over the bath, followed by bedroom two which overlooks the rear garden and benefits from a large window. At the end of the hallway sits the kitchen and dining room, fitted with a range of integrated appliances including a hob, oven, dishwasher, fridge and freezer, along with ample worktop space and storage. A large rear-facing window enhances the space, and sliding doors lead through to the conservatory, which also provides direct access to the garden.

The first floor hosts two further bedrooms. Bedroom three benefits from a built-in wardrobe and a skylight window, allowing for plenty of natural light, while bedroom four offers additional flexible accommodation, suitable for use as a bedroom, home office or hobby room.

Externally, the property features a front garden laid to lawn with a cobbled pathway leading to the entrance, while to the side there is a large driveway providing ample off-road parking and access to a detached garage. To the rear, the garden is well maintained with a combination of lawn and paved seating areas, raised beds and plenty of space for outdoor entertaining, perfectly complementing this spacious and well-located family home.



















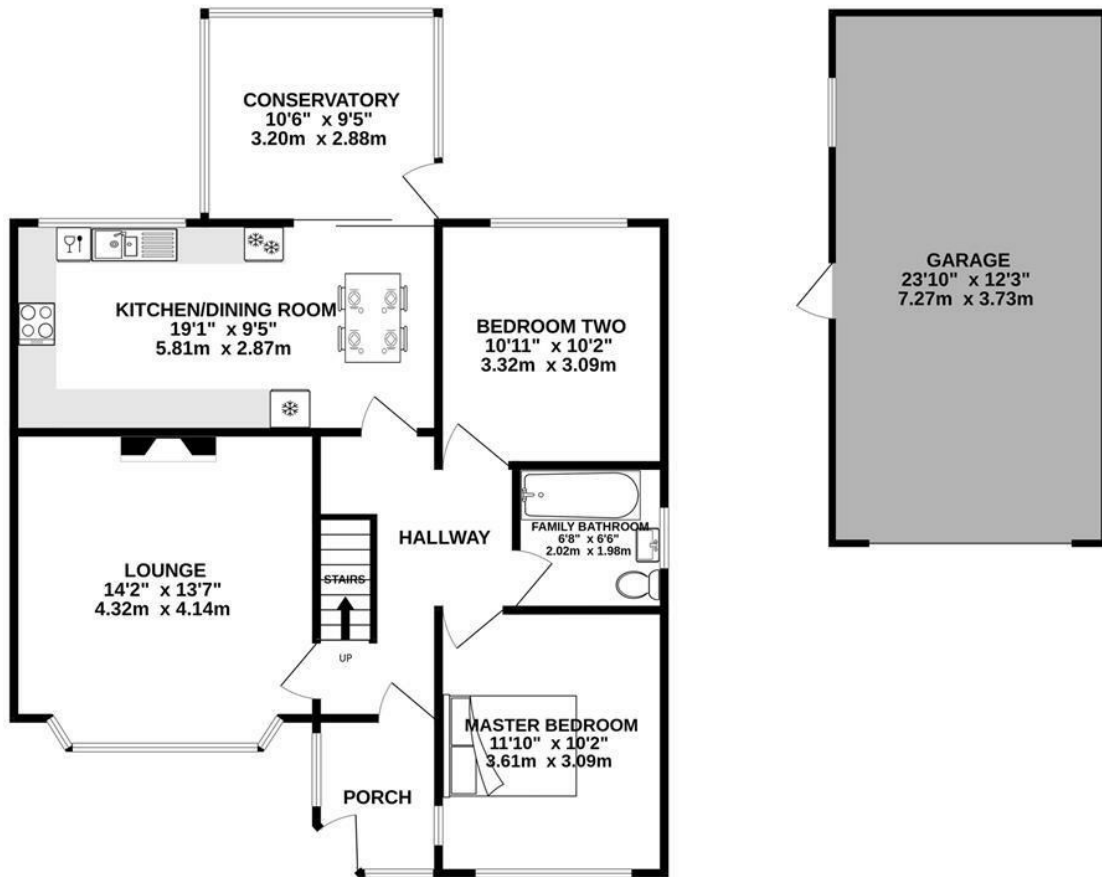




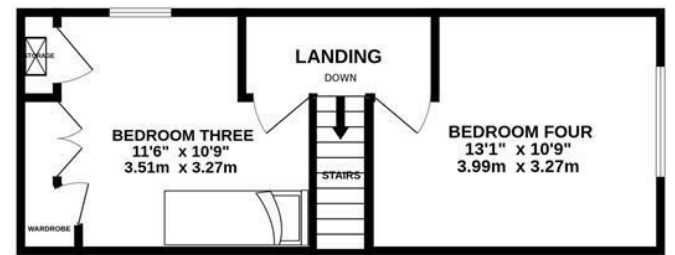




GROUND FLOOR  
864 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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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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) <b>A</b>	<b>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>67</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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