



## Halliwell Crescent, Hutton, Preston

**Offers Over £169,950**

Ben Rose Estate Agents are pleased to present to the market this beautifully presented two-bedroom first-floor apartment, located in the highly desirable village of Hutton, Lancashire. Positioned on a private road, this charming home offers the ideal balance of rural calm and suburban convenience. Ideal for first-time buyers, the property benefits from excellent travel links, with the nearby A59 providing swift access to the M6 and M65 motorways. Preston city centre is just a short drive away, offering access to excellent local schools, shops, and amenities, while the nearby villages of Longton and Penwortham provide charming alternatives. For those who enjoy the outdoors, the picturesque Lancashire countryside lies quite literally on the doorstep, with peaceful walks and scenic views to enjoy year-round.

Stepping into the property, you are welcomed into the entrance hall, which provides access to all rooms. Directly ahead is the spacious lounge, featuring double patio doors that open onto a charming Juliette balcony, offering picturesque views over the front gardens. Also off the hallway is the stylish kitchen/dining room, which provides ample storage and includes an integrated fridge, freezer, oven, and hob, along with space for additional freestanding appliances.

Continuing through, you will find two generously sized double bedrooms, with the master bedroom benefitting from a private en-suite shower room and a Juliette balcony. A modern three-piece family bathroom completes the interior.

Externally, the property has an allocated parking space at the front, along with well-maintained shared gardens to the front and back. You'll also find a convenient garage towards the rear with further parking.

Early viewing is highly recommended to avoid disappointment.







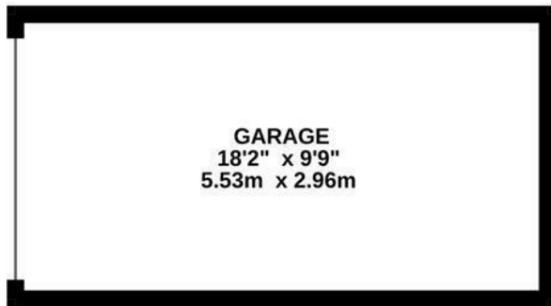




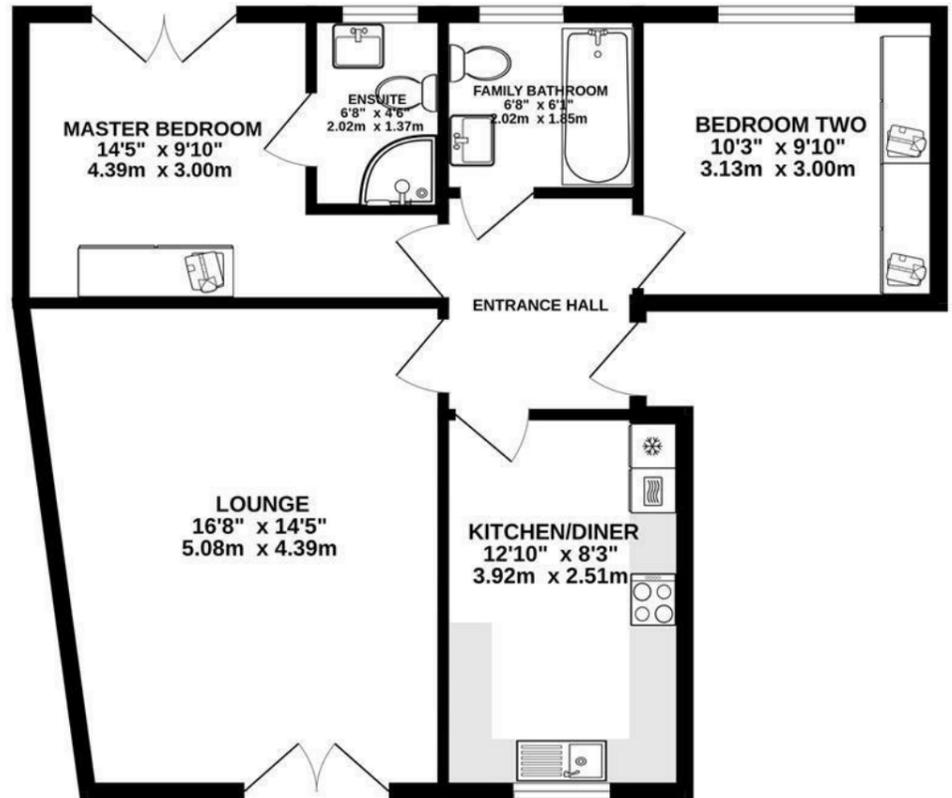


# BEN ROSE

GROUND FLOOR  
176 sq.ft. (16.4 sq.m.) approx.



FIRST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.

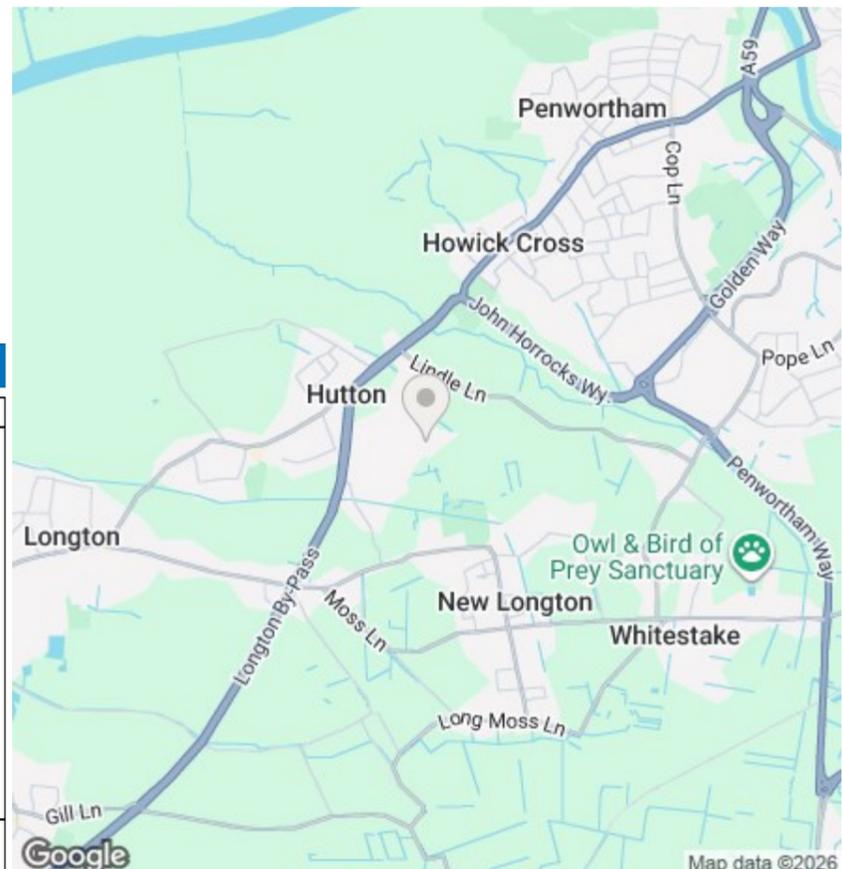


TOTAL FLOOR AREA : 837 sq.ft. (77.7 sq.m.) approx.

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>                          |                         |           |
| (81-91) <b>B</b>                            | <b>81</b>               | <b>81</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>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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |