



Liverpool Road, Hutton, Preston

Offers Over £424,950

Ben Rose Estate Agents are pleased to present to the market this well presented four-bedroom detached home, located in the highly sought-after village of Hutton, Lancashire. This charming property is ideal for families and is offered for sale with the added benefit of NO ONWARD CHAIN. The home combines comfortable living with modern convenience and is perfectly situated close to local amenities, including shops, well-regarded schools, and a welcoming village atmosphere. Excellent transport links are a key feature, with easy access to the M6 and M65 motorways, bus routes right on the doorstep, and the A59 providing direct connections to both Preston and Southport.

Stepping into the property, you are welcomed into the spacious entrance hallway, which provides access to most of the ground floor rooms and houses the staircase to the upper level. To the left, you will find the lounge, featuring a beautiful bay window overlooking the front aspect. Continuing through, you arrive at the heart of the home – the open-plan kitchen/dining room. Currently utilised as a kitchen/sitting room, with the dining table positioned in the conservatory, this layout offers great versatility, with the potential to be arranged in a way that best suits your household. The farmhouse-style kitchen is both stylish and practical, with integration for an American-style fridge/freezer, an impressive Rangemaster cooker, an integrated dishwasher, and a four-seater breakfast bar. A convenient utility room is located just off the kitchen, offering additional storage and space for freestanding appliances. The adjoining sitting area is centered around a charming log burner fireplace and features double patio doors leading into the conservatory. Bright and airy, the conservatory provides a wonderful vantage point over the garden and gives access to the outdoors via a further set of patio doors.

Returning to the hallway, you will also find a modern four-piece family bathroom, a home office, and a versatile family room. This additional living space is perfect as a gym, playroom, hobby room, or even a fifth bedroom, with double patio doors opening to the front of the property.

Upstairs, there are four well-proportioned bedrooms. The master suite benefits from its own en-suite shower room and a walk-in dressing room. A modern three-piece bathroom completes this floor.

Externally, the front of the property boasts a low-maintenance paved driveway, providing off-road parking for multiple vehicles, and a single detached garage offering further storage. To the rear is a beautifully maintained garden, generous in size and not overlooked. It features a flagged patio leading onto a large lawn with raised beds and established borders – a perfect outdoor space for families or those who enjoy gardening.













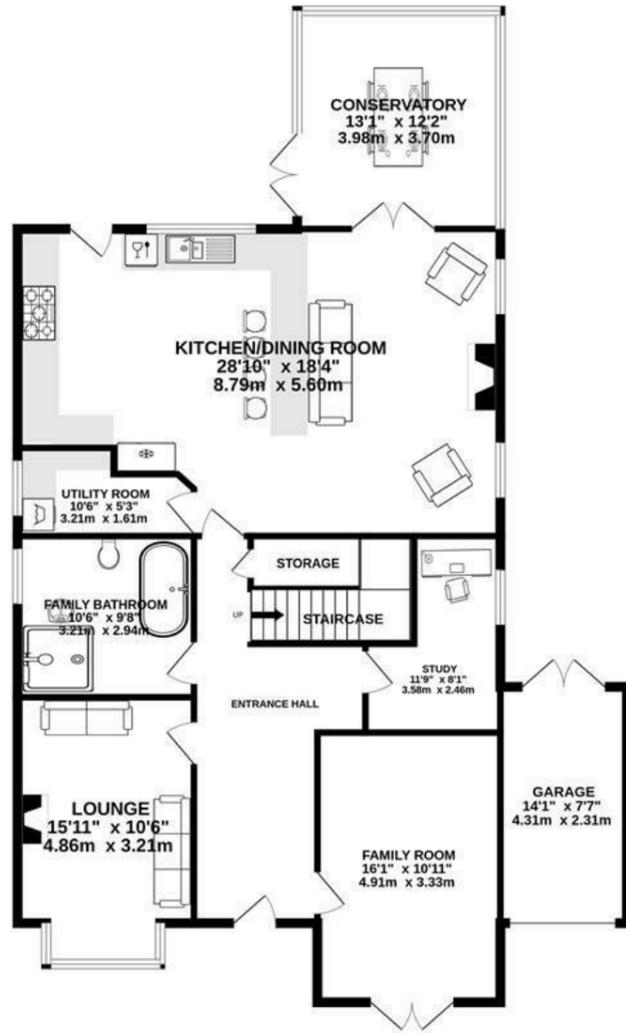




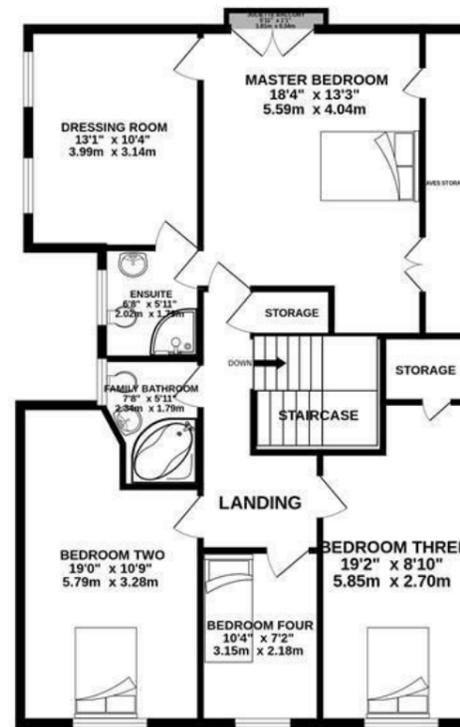




GROUND FLOOR
1519 sq.ft. (141.1 sq.m.) approx.



1ST FLOOR
1059 sq.ft. (98.4 sq.m.) approx.

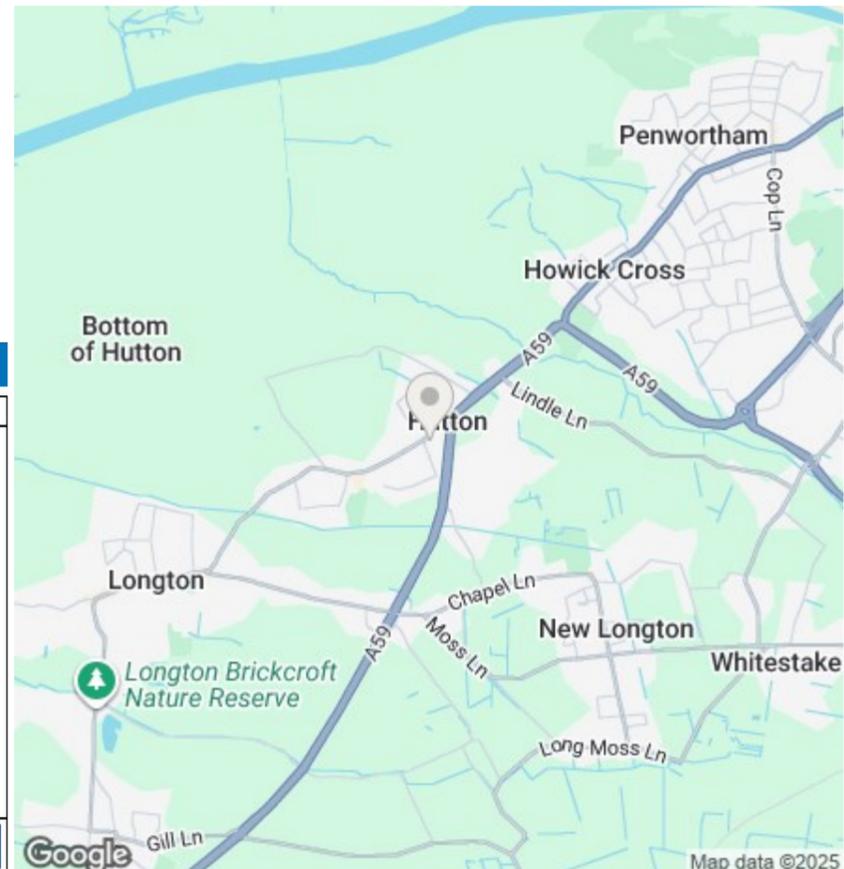


TOTAL FLOOR AREA : 2578 sq.ft. (239.5 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	