



**Ratten Lane, Hutton, Preston**

**Offers Over £574,950**

Ben Rose Estate Agents are delighted to present to market this charming and spacious three-bedroom, detached character property, built circa 1953, and situated on a substantial corner plot in the highly sought-after area of Hutton, Lancashire. The flow and layout to this wonderful home really do fit well to modern family life and the three bedrooms are good sizes to accommodate all ages. This family home offers a perfect blend of classic style and modern living, with an exceptional opportunity for further development. The plot's size and positioning offer an exciting chance for planning permission for a new four bedroom bungalow subject to planning approval, (previously approved), making this a fantastic investment for those seeking to expand or develop the property further.

The detached double garage adds even more appeal, with an electric car charging Pod Point already installed, catering to eco-conscious buyers. This future-proof feature, along with ample parking for multiple vehicles on the driveway, enhances the property's desirability.

In terms of location, the property is excellently positioned, with easy access to local transport links, including nearby train stations, bus routes, and major motorways such as the M6 and M61, offering convenient commutes to Preston, Southport, and surrounding towns. Local schools, shops, and amenities are also close by.

If you are looking for a character family home with both space and potential then this home has to be seen to be fully appreciated. Add to that the potential to obtain planning to the side and you start to have a home and plot with so many possibilities.

Inside, the home is equally impressive, welcoming you with a spacious reception hall that leads to the heart of the house – a large, light-filled lounge with a cosy log burner set within a bay and offering stunning triple-aspect views and direct garden access. The adjacent dining room offers versatility for family gatherings or a home office setup, while the country-style kitchen/diner is perfect for modern living, featuring a central island, integrated appliances, and a charming conservatory overlooking the garden. Upstairs, three generously sized double bedrooms, each with fitted wardrobes, provide comfort and space for the family, with the master bedroom featuring a modern en-suite shower room.

The external grounds are as impressive as the interior, with beautifully landscaped front and side gardens framed by mature trees for added privacy. The rear garden offers a spacious seating area, perfect for outdoor entertaining, and even includes a kitchen garden for those with a green thumb.

This property presents a rare opportunity, not only offering a beautiful home but also significant potential for further development or expansion. Ideal for a growing family or investors looking to take advantage of planning possibilities, this home is truly unique.



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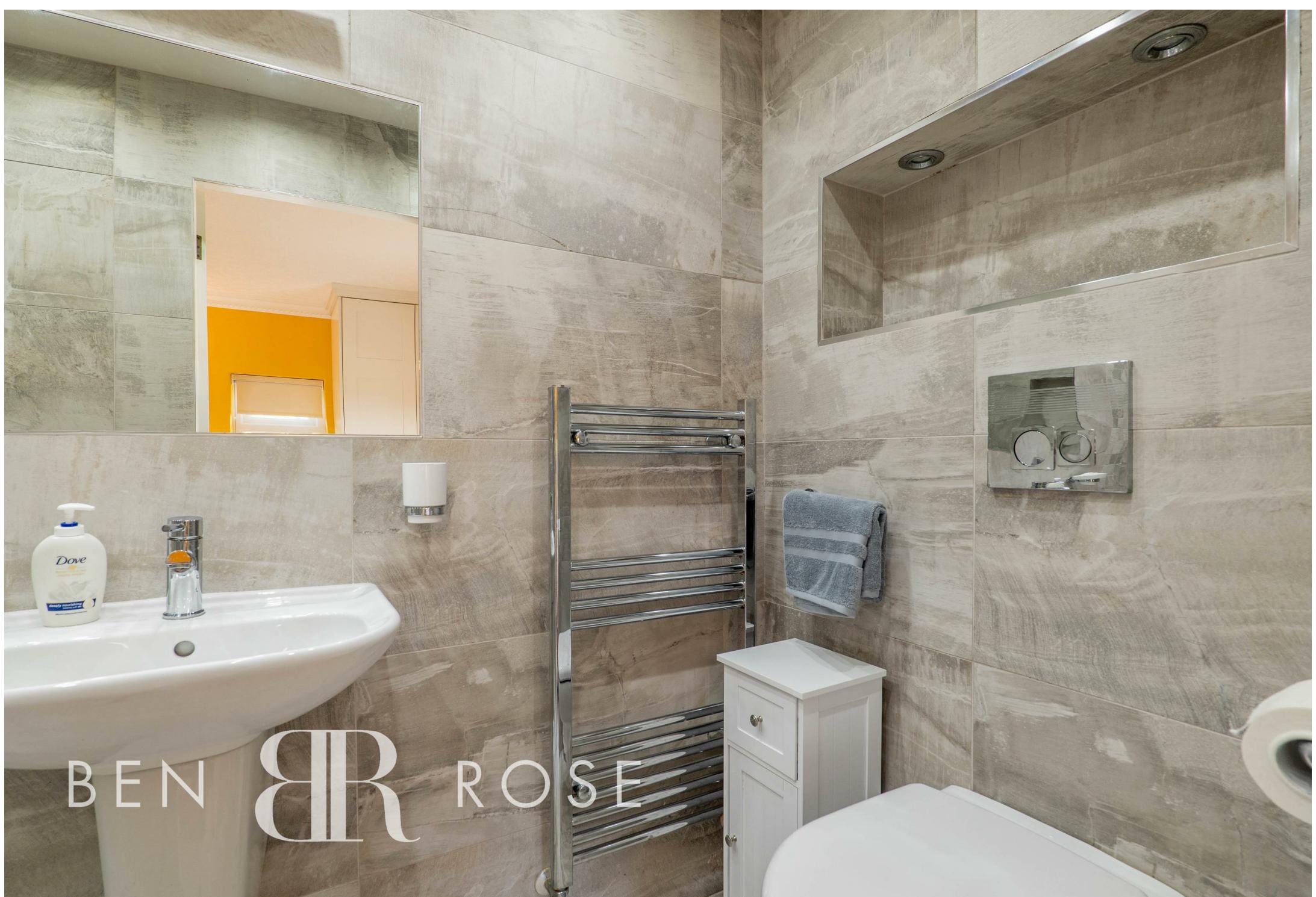




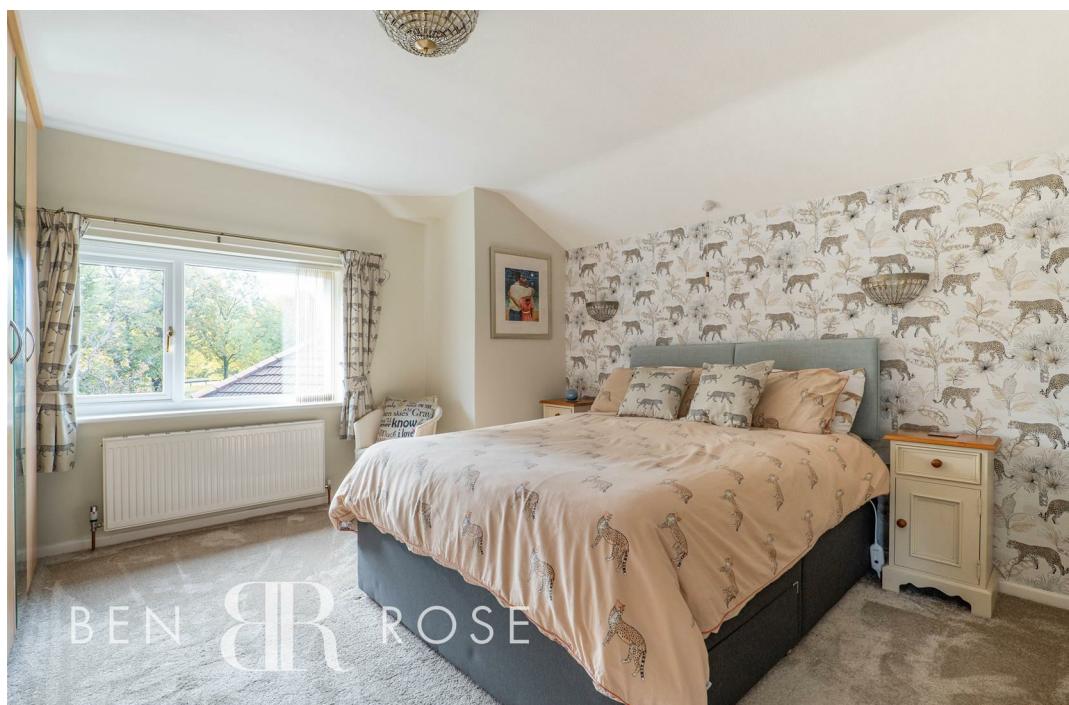
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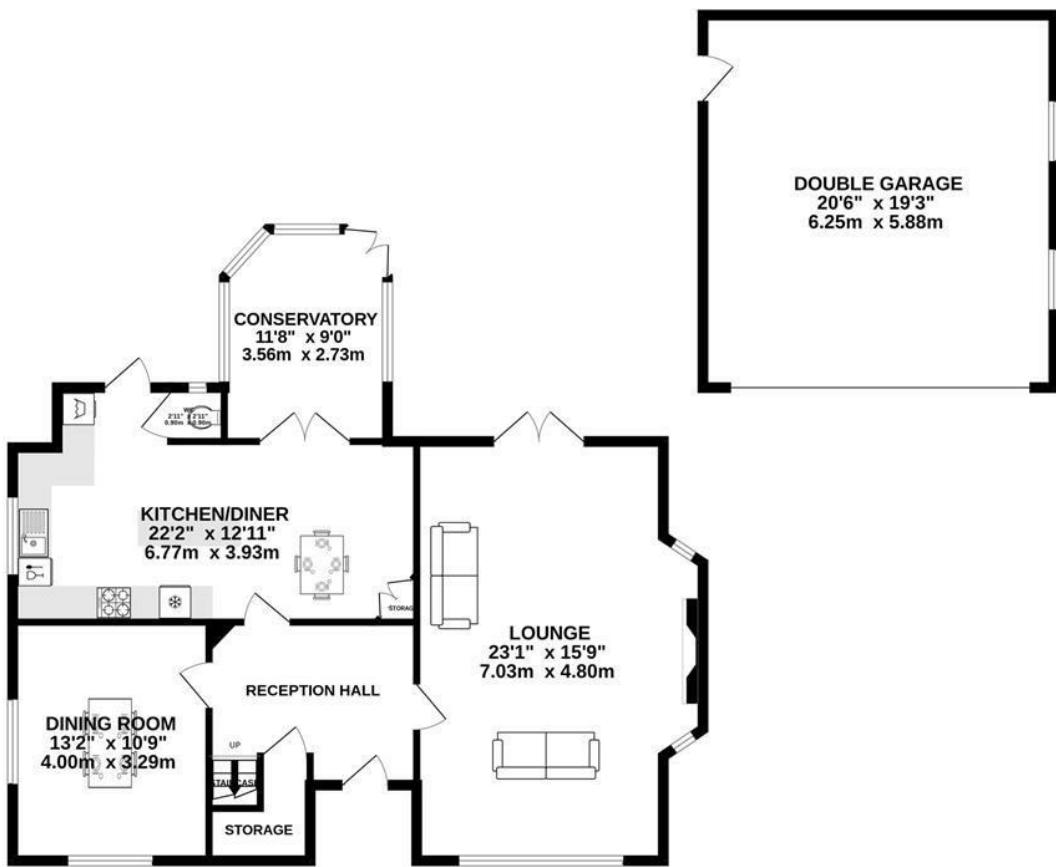




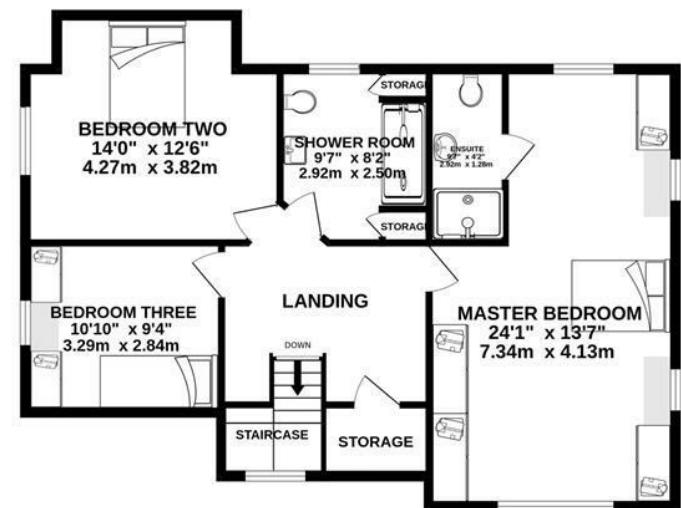


# BEN ROSE

GROUND FLOOR  
1338 sq.ft. (124.3 sq.m.) approx.



1ST FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 2154 sq.ft. (200.1 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

