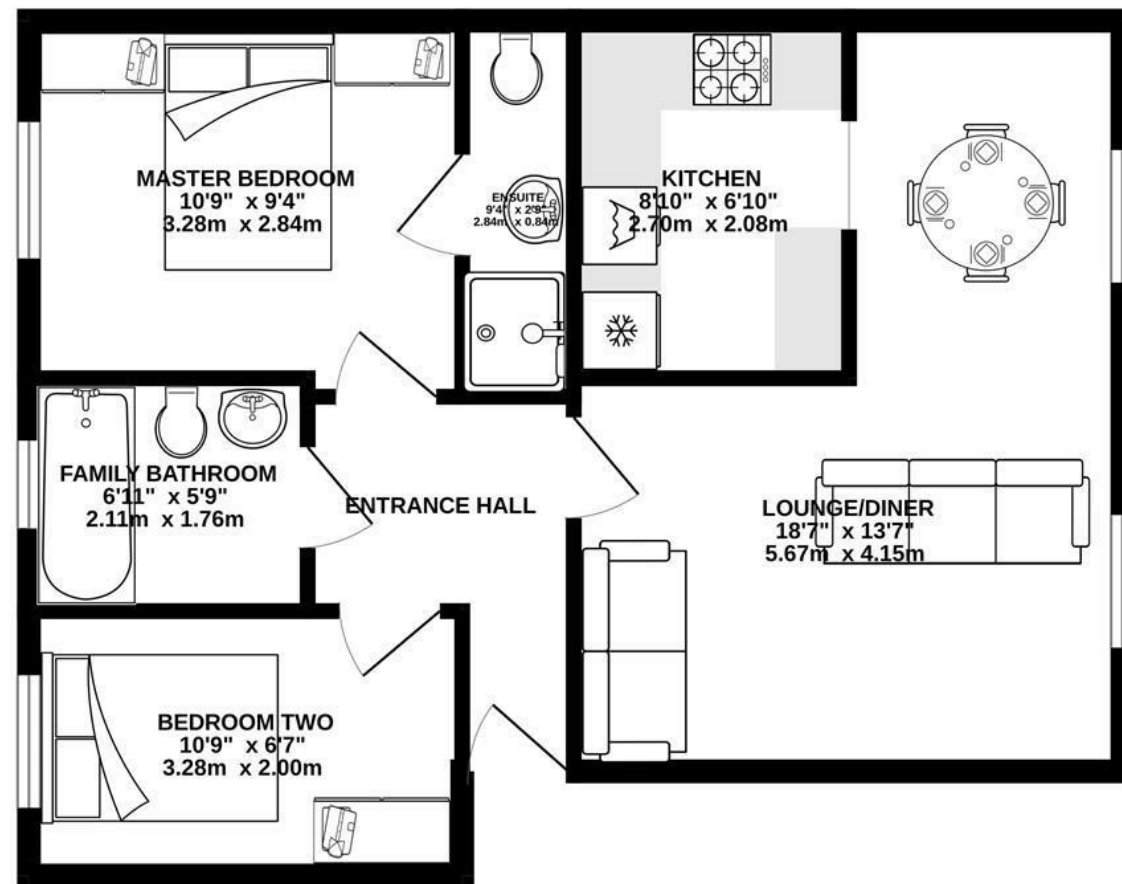


GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.

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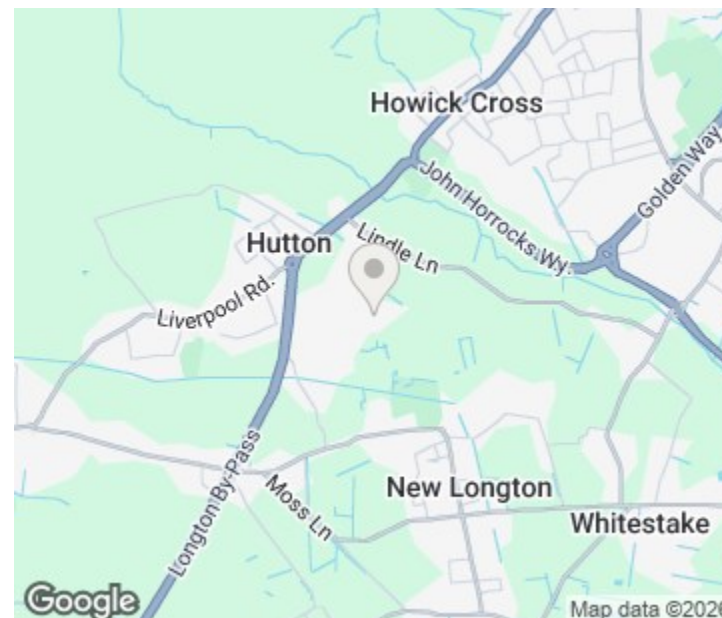
TOTAL FLOOR AREA: 532 sq.ft. (49.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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	



Halliwell Crescent, Hutton, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to the market this well-presented two-bedroom ground-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 tranquility and suburban convenience. Perfect for first-time buyers, the property benefits from excellent travel links, with the nearby A59 providing convenient access to the M6 and M65 motorways. Preston city centre is just a short drive away, offering a wealth of schools, shops, and amenities, while the nearby villages of Longton and Penwortham provide further amenities and local attractions. For those who enjoy the outdoors, the picturesque Lancashire countryside is 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. To the right, you will find the spacious lounge/diner, which features two windows overlooking the front aspect and enjoying picturesque views across the communal gardens. The dining area flows seamlessly into the stylish kitchen, which offers ample storage and includes integrated appliances such as a fridge, freezer, oven, hob, and washing machine.

Continuing through the property, you will find two generously sized double bedrooms, both benefiting from fitted storage, with the master bedroom also boasting a private en-suite shower room. A modern three-piece family bathroom completes the accommodation.

Externally, the property benefits from an allocated parking space to the front, along with well-maintained communal gardens to both the front and rear, providing pleasant outdoor spaces for residents to enjoy.

Early viewing is highly recommended to fully appreciate the accommodation and desirable setting this property has to offer, and to avoid potential disappointment.

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