



BEN ROSE

**Cockersand Avenue, Hutton, Preston**

**Guide Price £214,950**

Ben Rose Estate Agents are delighted to present this charming two-bedroom semi-detached bungalow, located in the highly desirable and peaceful area of Hutton. Perfectly positioned, the property offers a blend of comfort and convenience, being within close reach of local amenities and surrounded by scenic walking routes. It also benefits from excellent transport connections, with nearby access to local bus services as well as the A59, M65, and M6 motorways—making it an ideal home for commuters or anyone seeking a quiet yet well-connected lifestyle.

Entering from the side of the property, you're welcomed into a spacious entrance hall that features integrated storage and provides access to most of the rooms. At the front of the property are two generously sized double bedrooms, with the master bedroom offering an especially spacious retreat. Moving through the hallway, you'll find a contemporary family bathroom fitted with a modern walk-in shower.

At the end of the hall, the expansive lounge serves as the heart of the home, flooded with natural light thanks to large rear patio doors that open out to the garden, creating a seamless indoor-outdoor flow. From the lounge, you can access the modern kitchen, which is well-equipped with a range of wall and base units, integrated appliances, and plenty of workspace. A rear porch/utility area is accessible from the kitchen, providing a practical space for a washer and dryer, as well as additional access to the garden.

The rear garden itself is a generous size, thoughtfully landscaped with a lawn and patio area. Tall fencing and established hedging ensure excellent privacy, making it a peaceful and private outdoor space. The driveway runs along the side of the property, offering ample off-road parking for multiple vehicles and is secured with gated access leading to the rear. An oversized single detached garage adds further practicality and storage options. At the front, a generous driveway and a low-maintenance lawn complete the home's attractive curb appeal.

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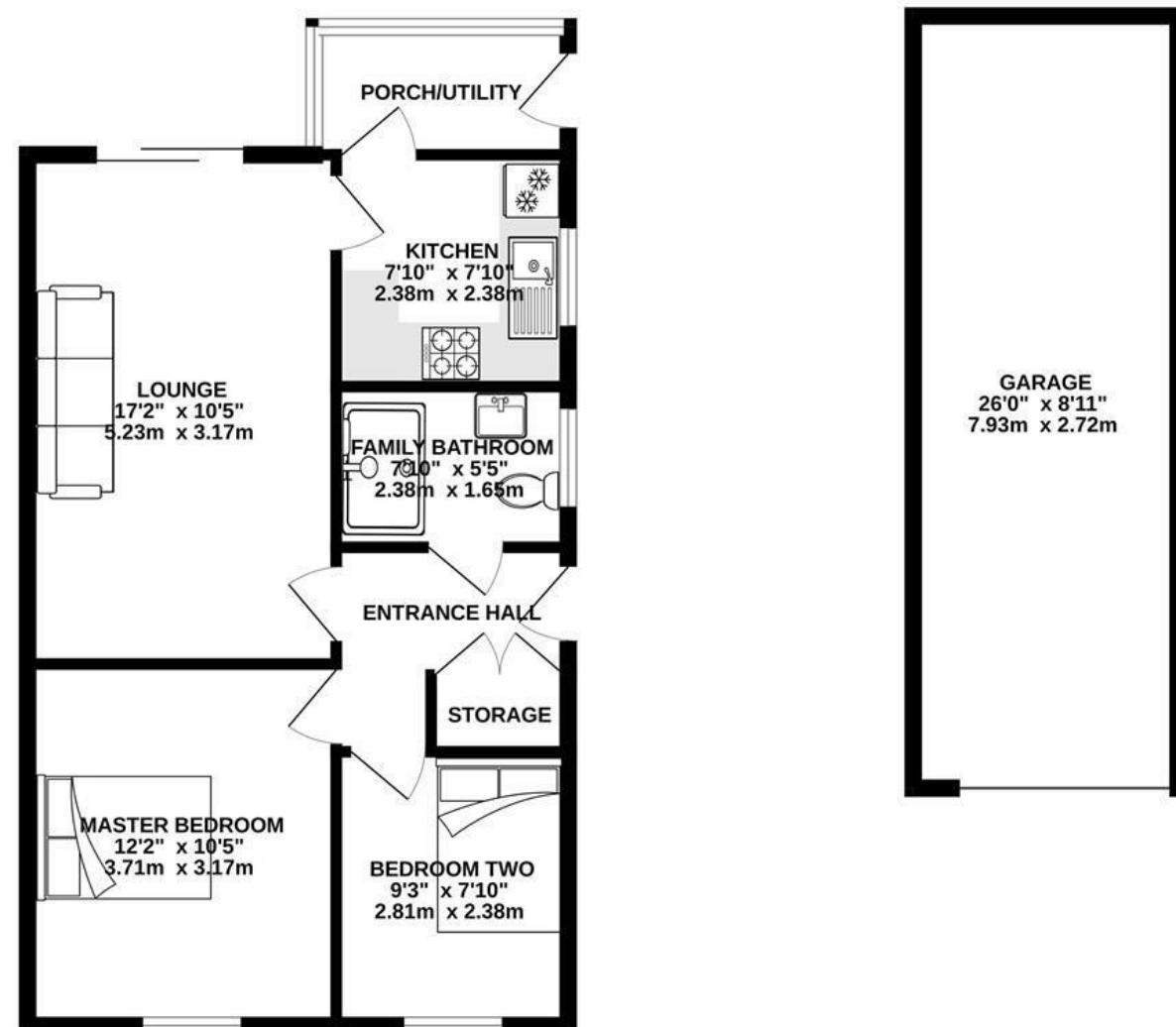






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GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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	

