



Stanley Avenue, Hutton, Preston

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home situated in the highly sought-after village of Hutton, Preston. Ideal for growing families, this delightful property offers generous living accommodation across multiple floors, providing both flexibility and comfort. Hutton is a popular residential area known for its welcoming community feel, reputable local schools and convenient access to everyday amenities. Residents benefit from nearby supermarkets, independent shops, cafés and leisure facilities, while excellent travel links are close at hand. Preston city centre is just a short drive away, offering a wider range of shopping and dining options, and there is easy access to the M6 and M65 motorways for commuters. Regular bus services operate locally, and Preston railway station provides direct routes to major cities including Manchester, Liverpool and London, making this an ideal base for those needing to travel further afield.

Upon entering the home, you are welcomed into the entrance hall, which provides access to the staircase leading to the first floor and opens into the spacious lounge. The lounge offers a comfortable and inviting setting for relaxing or entertaining, with ample space for sizeable furnishings. From here, the home flows seamlessly into the kitchen with dining area, creating a sociable hub perfect for family meals and gatherings. The kitchen provides plenty of worktop and storage space, with room for a dining table to accommodate family life. Continuing through, the conservatory offers an additional versatile reception space, flooded with natural light and enjoying pleasant views over the rear garden, making it ideal as a sitting area, playroom or home office.

Heading upstairs, the first-floor landing leads to three well-proportioned bedrooms, including a generously sized master bedroom that comfortably accommodates larger bedroom furniture. The remaining bedrooms are ideal for children, guests or a home office, offering flexibility to suit a family's needs. The family bathroom is also located on this floor and is fitted with a three-piece suite, serving the household with practicality and style.

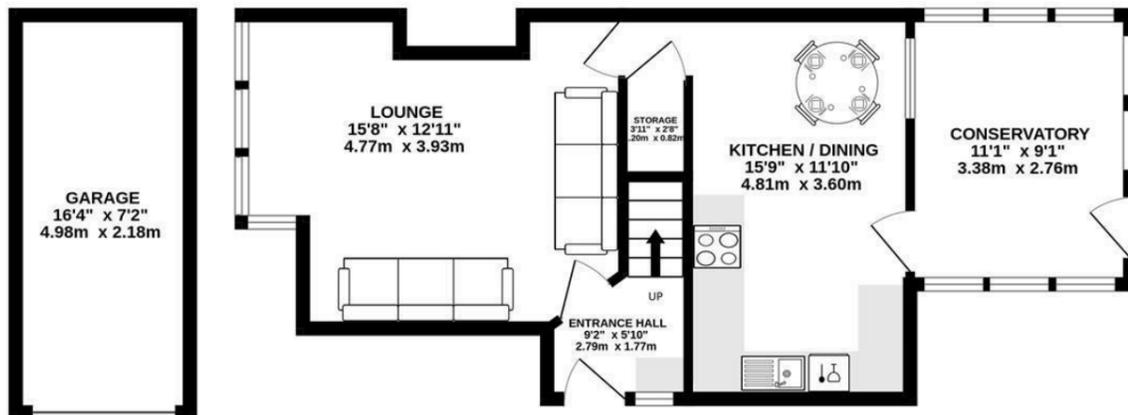
Externally, the property benefits from a driveway to the front providing off-road parking for multiple vehicles and leading to a single garage, offering additional storage or secure parking. The front garden is attractively presented with flower beds and a boundary wall, enhancing the home's kerb appeal. To the rear, the enclosed garden features a well-maintained lawn, mature flower beds and secure fencing, creating a safe and private outdoor space ideal for children and summer entertaining. This charming home combines comfortable living space, a desirable village location and excellent transport connections, making it a fantastic opportunity for families looking to settle in the heart of Hutton.







GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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			82
(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	

