



Anchor Drive, Hutton, Preston

Offers Over £170,000

Ben Rose Estate Agents are delighted to present this charming three-bedroom terraced property, situated in the highly sought-after and peaceful neighbourhood of Hutton. The home is ideally located close to local amenities and surrounded by picturesque walking routes, offering both comfort and convenience. Its prime position ensures excellent travel links, with easy access to local bus routes and the A59, M65, and M6 motorways, making it a perfect choice for commuters and those seeking a tranquil yet well-connected residence.

Upon entering, a spacious hallway provides access to the majority of the rooms. At the front of the property, the generously sized lounge has been recently redecorated and features a large bay window, allowing for an abundance of natural light. Moving through, the modern kitchen/diner offers ample wall and base units, an integrated hob and oven, and space for freestanding appliances. There is plenty of room for a family dining table, and patio doors lead out to the rear garden. The adjoining utility room provides additional storage with further wall and base units, space for a washer and dryer, and access to the convenient downstairs WC.

Upstairs, the property boasts three bedrooms, including two spacious doubles. The large family bathroom is fitted with a three-piece suite, including a luxurious whirlpool bath.

Externally, the home features a driveway at the front with space for one vehicle, while side access leads to the generous rear garden. Enclosed with fencing, the outdoor space offers ample room for storage and seating, with a primary lawned area complemented by some paved sections. Additional features include a partially boarded loft with electricity and the installation of a smart thermostat, enhancing the home's efficiency and convenience.



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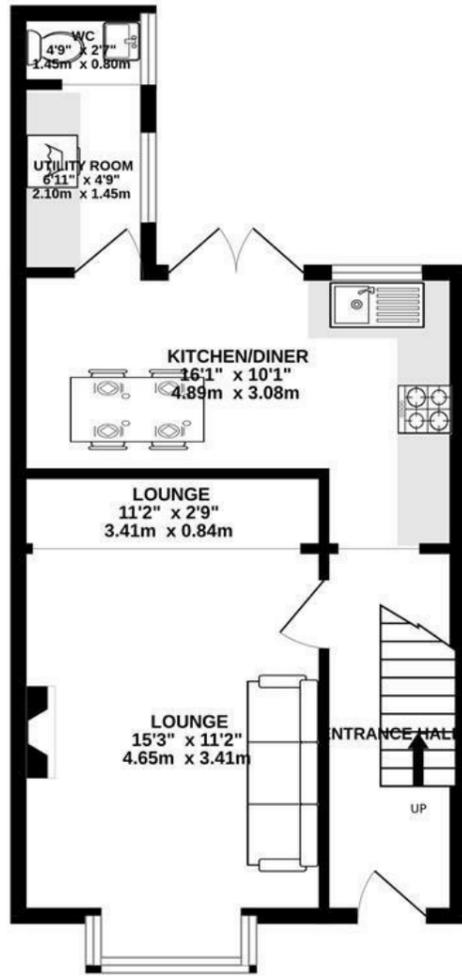




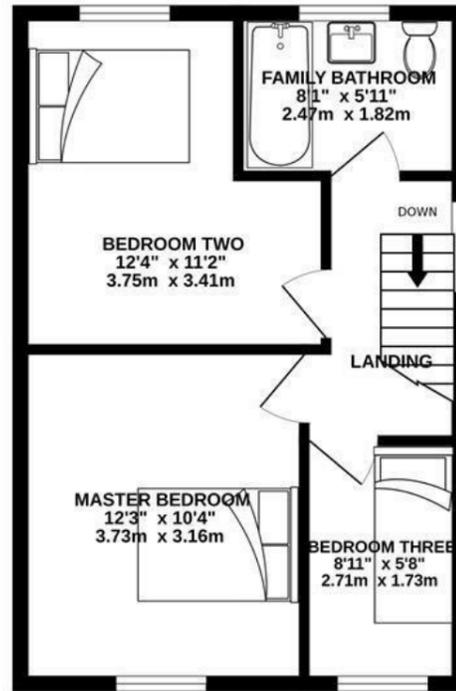




GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.

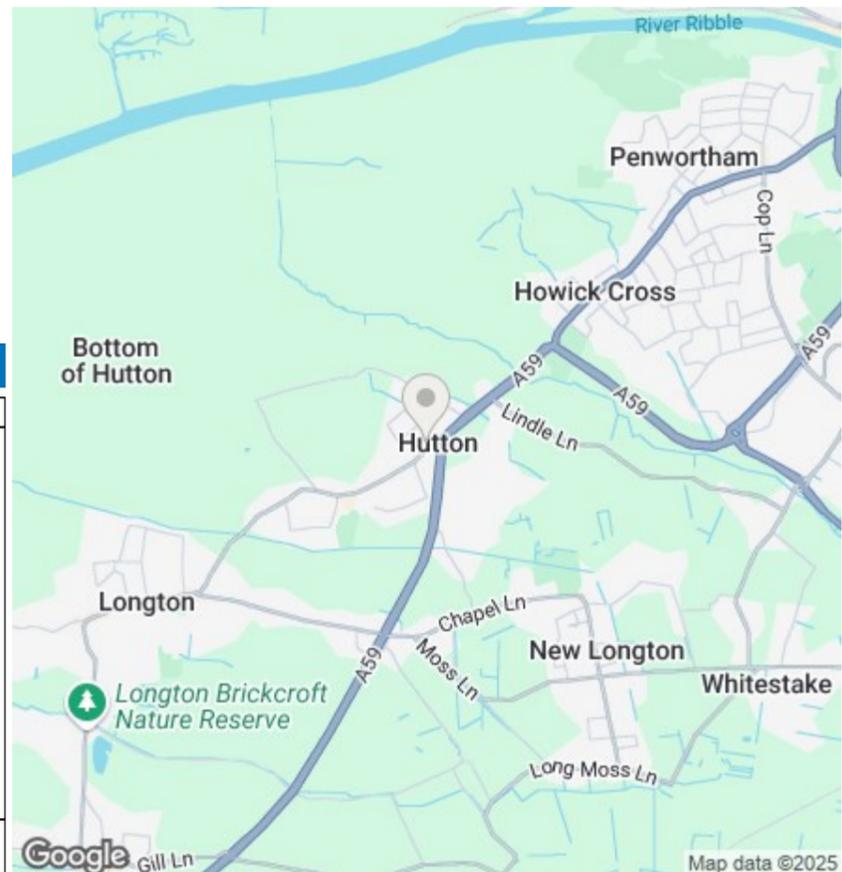


TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.

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		72
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	