



Lindle Crescent, Hutton, Preston

Offers Over £274,950

Ben Rose Estate Agents are pleased to present to market this extended three-bedroom semi-detached home located in the highly desirable village of Hutton, just outside Preston. Situated on a quiet and friendly crescent, this property is perfect for families looking for a well-located and practical family home. Situated just a short drive from Preston city centre and nearby towns and villages, the property benefits from close proximity to local schools, shops, and amenities, with excellent travel links via local bus routes and the nearby M6 and M65 motorways.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the right, you enter the front lounge, which features a central fireplace and a beautiful bay window overlooking the front aspect. Continuing through, you enter the spacious family room. This versatile space provides the perfect option for an additional sitting room or formal dining room and benefits from a charming multi-fuel burner. Moving through, you enter the extended area of the home, the stunning open-plan kitchen/diner. The contemporary fitted kitchen offers ample storage with smart storage solutions and benefits from integrated appliances including a fridge, freezer, double oven, hob, and dishwasher. There is ample space for a large family dining table, and double patio doors lead out to the rear garden. Just off the kitchen area is a convenient utility room with a sink, integrated storage, and additional space for freestanding appliances. Completing the ground floor is a convenient under-stairs WC.

Moving upstairs, you will find three well-proportioned bedrooms and a modern four-piece family bathroom.

Externally, the home overlooks a pleasant central green and benefits from a private driveway to the front, providing off-road parking for one vehicle, along with additional on-road parking. To the rear is a generously sized garden featuring a lawn, flagged patio area, and a handy log store. Here, you will also find the detached single garage, ideal for practical additional storage.

Early viewing is highly recommended to avoid potential disappointment.















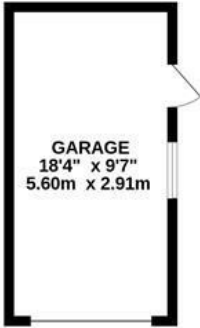




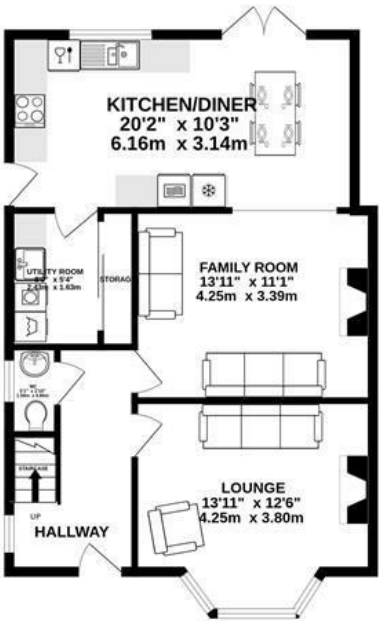
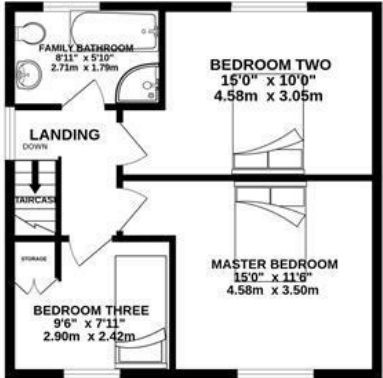


BEN ROSE

GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 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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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		
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