



Stanley Avenue, Hutton, Preston

Offers Over £229,950

Ben Rose Estate Agents are pleased to present to market this beautifully decorated semi-detached home, offering stylish and well-balanced accommodation ideal for couples and families alike. Situated in the highly sought-after village of Hutton, the property enjoys a peaceful residential setting while remaining conveniently close to Penwortham and Longton villages. A range of local amenities are within easy reach, including independent shops, supermarkets, cafés and highly regarded schools. Excellent bus links provide easy access to Preston and Southport, while nearby road connections link efficiently to the M6 and M65 motorway networks, making this an ideal location for commuters.

Entering the property via the side entrance hall, you are welcomed into a warm and inviting ground floor layout. The spacious front lounge features a modern electric fire as a central focal point, complemented by a large bay window that allows natural light to fill the room. To the rear, the home has been thoughtfully extended to create a bright and contemporary kitchen and dining space overlooking the garden. This bespoke fitted kitchen boasts composite stone worktops, a central island with induction hob, and a range of integrated appliances including an oven, fridge freezer, washing machine and dishwasher. Velux roof lights enhance the sense of space, while French doors open directly onto the garden, ideal for entertaining and family living.

The first floor continues the home's high standard of presentation, offering a generous master double bedroom complete with stylish fitted wardrobes. A second double bedroom provides comfortable additional accommodation, while the contemporary three-piece shower room is finished with modern fittings and a sleek design.

Externally, the property benefits from a private driveway providing off-road parking for two vehicles, alongside a detached garage offering further storage or parking options. To the rear, the paved garden provides a low-maintenance outdoor space with a pleasant patio seating area, perfect for relaxing or entertaining.

This attractive and well-maintained home combines modern living with a desirable location and is sure to appeal to a wide range of buyers.







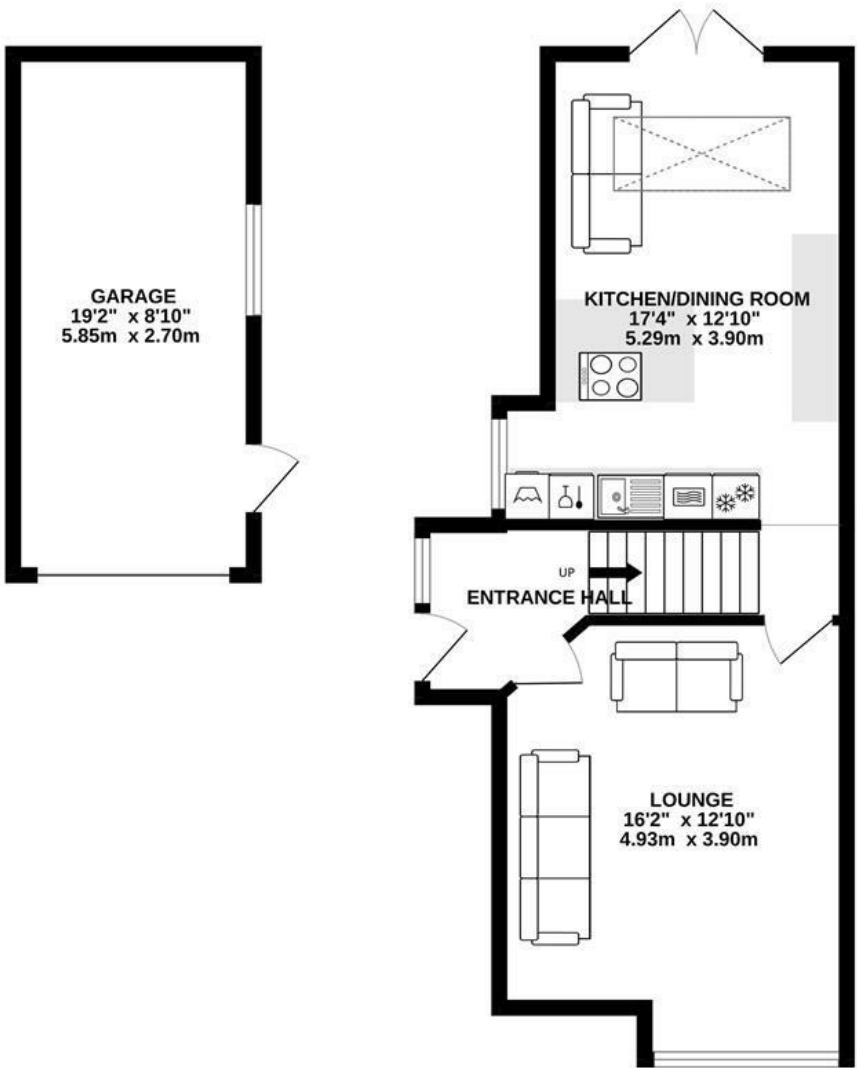




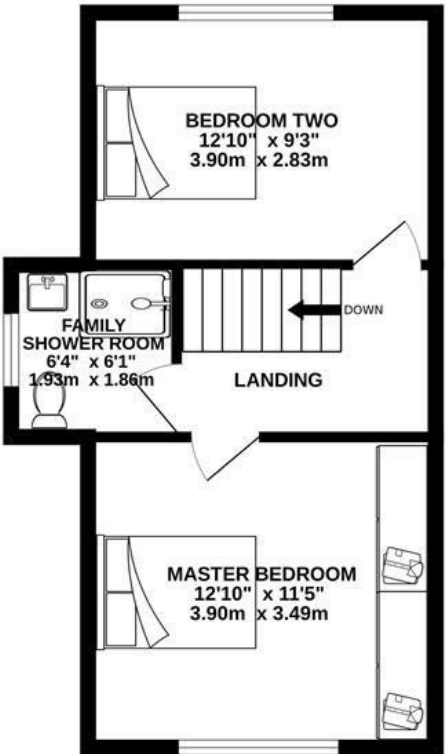


BEN ROSE

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 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		79
(55-68) D	66	
(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

