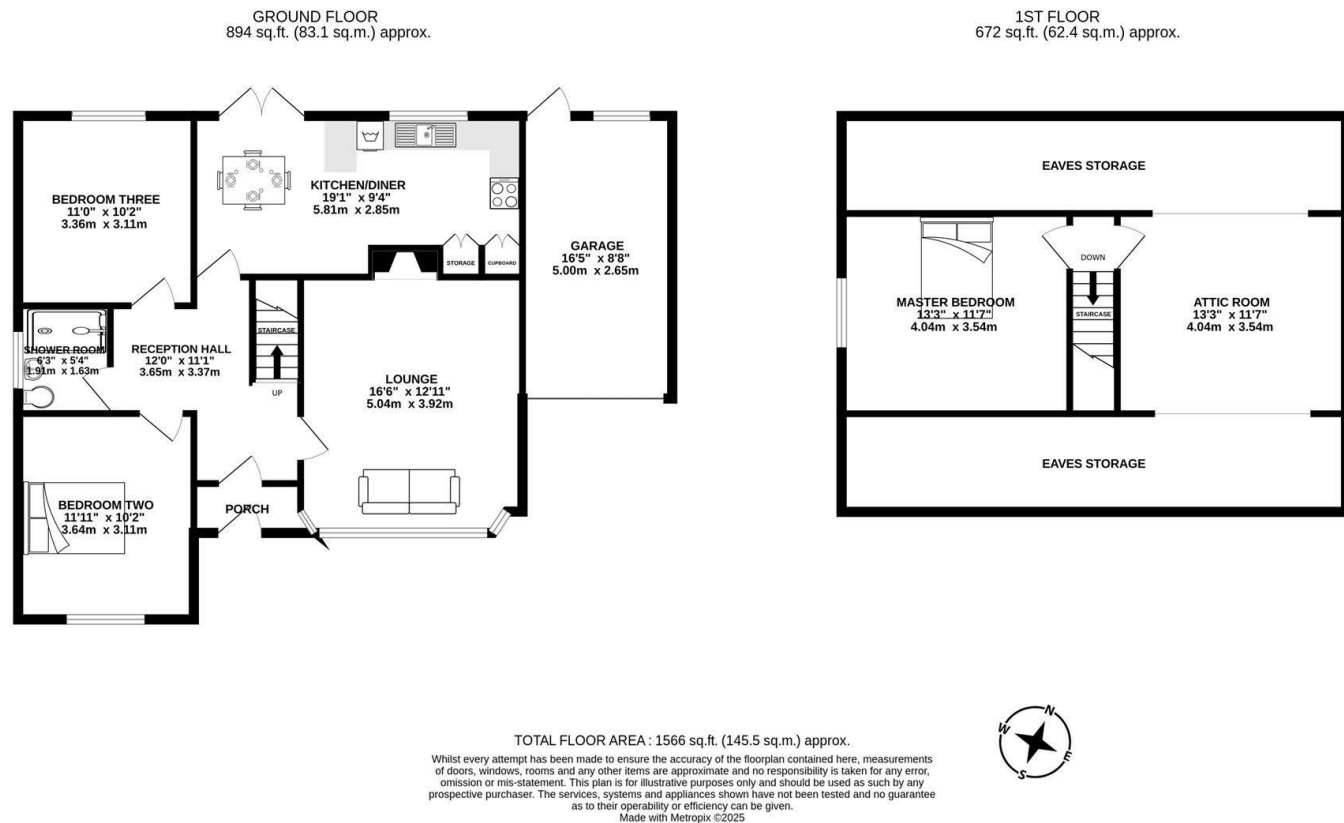




Fensway, Hutton, Preston

Offers Over £300,000

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, detached bungalow, located in the highly sought-after area of Hutton, Lancashire. Nestled on a peaceful residential road, this home offers excellent potential for renovation, making it an ideal opportunity for couples or families looking to create their dream home. Positioned with NO ONWARDS CHAIN, the property enjoys convenient access to superb travel links, including nearby train stations, bus routes, and easy connectivity to the M6 and M61 motorways. The village of Hutton provides a range of local amenities, with Preston city centre and Leyland just a short drive away. The home also benefits from stunning rear views, adding to its unique appeal.

Upon entering the property, you are greeted by a welcoming porch that leads into the main reception hall, providing access to all ground-floor rooms. The spacious lounge boasts a feature bay window, flooding the room with natural light, and a charming fireplace serves as the focal point. The kitchen/diner is positioned to the rear, perfectly showcasing the stunning views and offering space for a dining table. Patio doors lead directly to the garden, making it an ideal space for entertaining. Two double-sized bedrooms are located on this floor, along with a modern shower room fitted with contemporary fixtures.

Moving upstairs, the master bedroom occupies part of the first floor, offering a peaceful retreat with ample space. Additionally, an attic room extends off the eaves storage, presenting excellent potential for conversion into a home office, playroom, or additional bedroom, depending on your needs.

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 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	

