



Roberts & Co
ESTATE AGENTS

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Fensway
Hutton

- **3/4 Bedrooms**
- **1/2 Reception Rooms**
- **Fitted Kitchen Diner**
- **Conservatory**

For Sale £285,000
EPC Rating 'TBC'



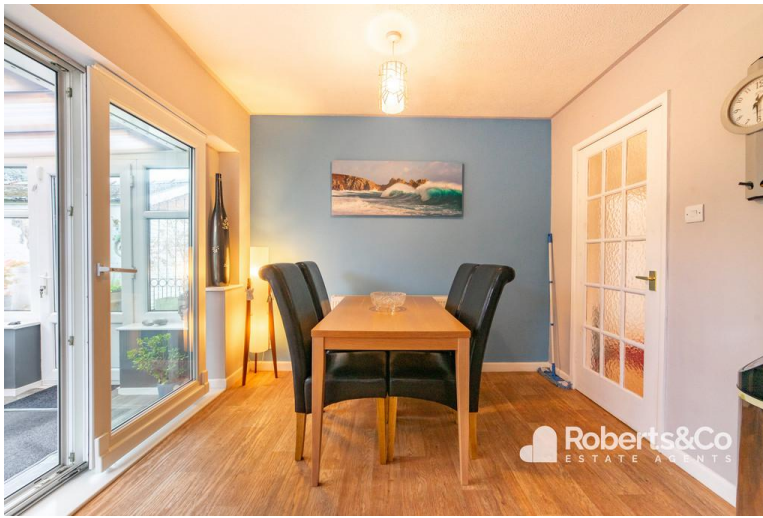


Property Description

Nestled within the highly coveted village of Hutton, this delightful semi-detached bungalow by Routledge awaits. Crafted with care, this home spans two interconnected levels, offering remarkable flexibility for you to customize the space to suit your preferred bedroom or living arrangements, perfectly aligning with your lifestyle.

Upon entering the property, you're welcomed by a generously lit, spacious hallway providing ample room for coats and bags.

Towards the front of the house, you'll discover a cozy living room featuring a captivating coal effect electric fireplace, inviting you to unwind with a good book or simply escape the daily hustle and bustle. Also sitting at the front of the house is a bedroom complete with fitted bedroom furniture. There's an additional reception room, which serves splendidly as a sitting room or an extra bedroom at the back, and a conveniently located shower room.



Moving to the back of the house, the dining kitchen offers garden views and abundant space for all your appliances, as well as room for a table and chairs. Adjacent to this, a charming conservatory beckons.

Upstairs, two more double bedrooms await.

Stepping outside, you'll find a fully enclosed garden that ensures complete privacy, complemented by a detached garage providing ample parking and storage space.

LOCAL INFORMATION

ENTRANCE HALL

LIVING ROOM

13' 6" x 13' (4.11m x 3.96m)

KITCHEN DINER

19' x 9' 5" (5.79m x 2.87m)

CONSERVATORY

8' 4" x 6' 8" (2.54m x 2.03m)

BEDROOM

10' 2" x 10' 9" (3.1m x 3.28m)

BEDROOM

10' 3" x 11' 10" (3.12m x 3.61m)

SHOWER ROOM

5' 5" x 6' 4" (1.65m x 1.93m)

LANDING



BEDROOM

13' 9" x 11' 3" (4.19m x 3.43m)

BEDROOM

12' 4" x 11' 6" (3.76m x 3.51m)

OUTSIDE



GARAGE

We are informed this property is Council Tax Band D For further information please check the Government Website

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

120.35 m²
1295.43 ft²

Reduced headroom

5.14 m²
55.31 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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