



The Straits, Hoghton, Preston

Offers Over £435,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented, three-bedroom semi-detached home, located in the highly sought-after village of Hoghton, Lancashire. This charming property blends traditional features with tasteful modern touches and boasts stunning open-aspect views over the rear fields. Perfectly suited for families, the home is situated within easy reach of nearby towns such as Chorley and Preston, and offers excellent transport connections via the M6 and M65 motorways, as well as nearby rail links from Preston and Bamber Bridge stations. The area also benefits from a range of well-regarded schools, scenic walking routes, and local amenities including shops, cafés, and pubs, making it a wonderful place to call home.

Stepping through the front door, you're greeted by a beautiful entrance hall featuring elegant stone flooring and a striking vaulted ceiling that immediately sets the tone for the rest of the home. The welcoming reception hall provides access to the staircase and the spacious front lounge, where a charming feature fireplace serves as the focal point of the room. From here, a door opens into the bright and airy orangery, a versatile space with a convenient reading nook that enjoys picturesque views of the garden and surrounding countryside — ideal to be used as a second reception area. Continuing through the hallway, you'll find the open-plan kitchen and dining area. The kitchen offers ample space for freestanding appliances, while the adjoining dining space easily accommodates a large dining table, creating a perfect setting for family meals and entertaining guests.

Ascending to the first floor, an open landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom benefits from a fitted wardrobe and a three-piece en-suite for added convenience. Bedroom two enjoys lovely rear aspect views over the fields, while the third bedroom offers flexibility for use as a child's room or home office. Completing the floor is a three-piece family bathroom, fitted with an over-bath shower.

Externally, the property impresses just as much as the interior. To the front, a neat garden adds kerb appeal, while a driveway to the side provides off-road parking for up to three cars and leads to a detached garage that includes a handy utility room. To the rear, the garden truly shines — beautifully landscaped and presented in an attractive 'L' shape, it offers multiple zones for relaxation and enjoyment. The main lawn is complemented by a paved seating area overlooking the open countryside beyond, while well-tended plant beds and pathways lead through to additional lawns and seating spaces, providing a peaceful retreat for outdoor living. Beyond the garden is additional space to park, with access directly into the garden.

This delightful home offers a perfect blend of character, charm, and modern comfort, set in a tranquil location with stunning views — an ideal family home in the heart of Hoghton.























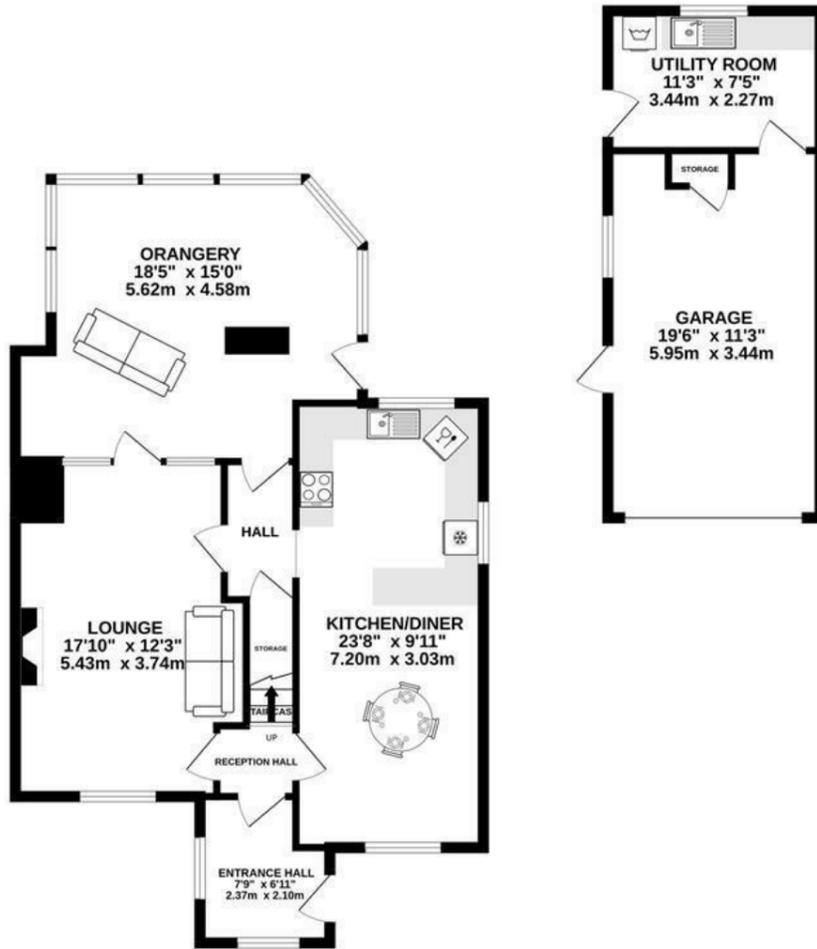




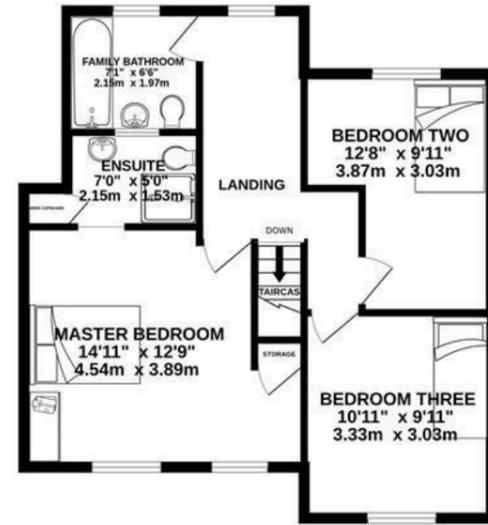


BEN ROSE

GROUND FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.

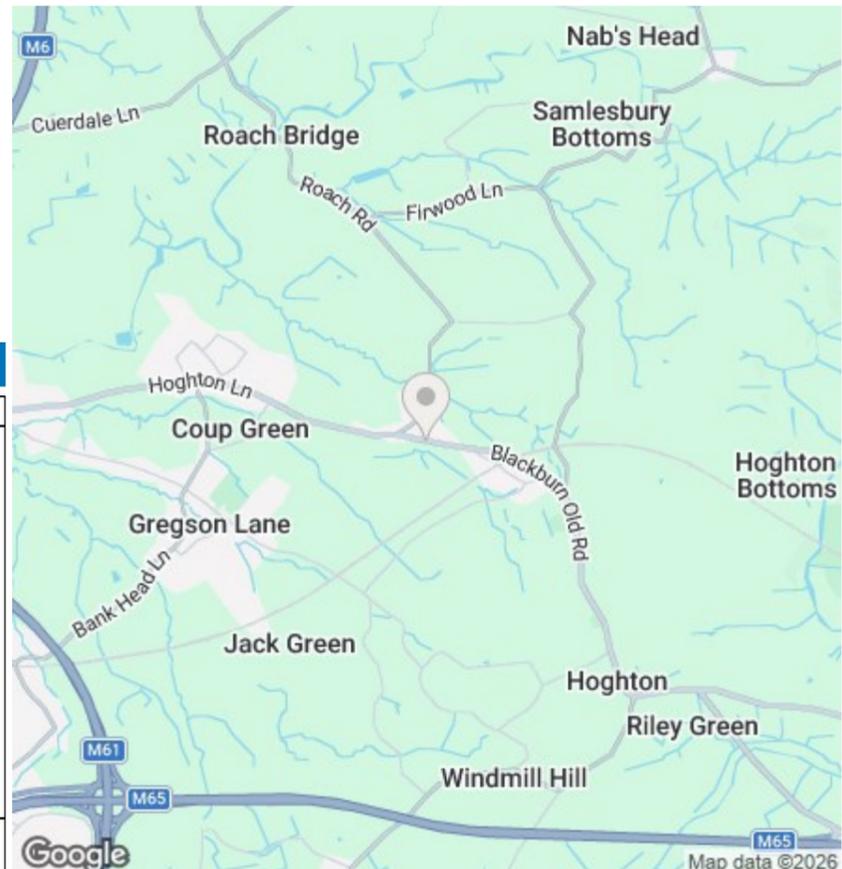


TOTAL FLOOR AREA : 1655 sq.ft. (153.8 sq.m.) approx.

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		
	55	65
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	