



Coupe Green, Hoghton, Preston

Offers Over £179,950

Ben Rose Estate Agents are pleased to present to the market this two-bedroom, semi-detached bungalow in the highly sought-after area of Hoghton. This home boasts an ideal location, offering excellent travel connections to major towns and cities in the region via the M61 and M65 motorways. Furthermore, it's conveniently close to Leyland and Chorley, with their excellent local schools, shops, and amenities.

Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property comprises a welcoming entrance porch that leads directly to the spacious lounge/diner. The lounge area boasts a beautiful bay-fronted window that bathes the room in natural light; additionally, there's ample space to add a dining table and a newly fitted multi-fuel fire. Continuing through, you will find the kitchen equipped with modern wall and base units, along with space for freestanding appliances. Access to the garden is available through a single door located here.

Moving towards the rear of the property, you will discover two generously sized bedrooms, each capable of accommodating a double bed. Completing the home's offerings is the three-piece family bathroom, featuring an over-the-bath shower.

Externally, the property features a lawn garden at the front, accompanied by a sizable driveway that provides off-road parking for multiple vehicles and leads to the detached single garage. To the rear, there is a generously sized stone garden with an additional patio area. The property also benefits from solar PV panels and an air source heat pump.







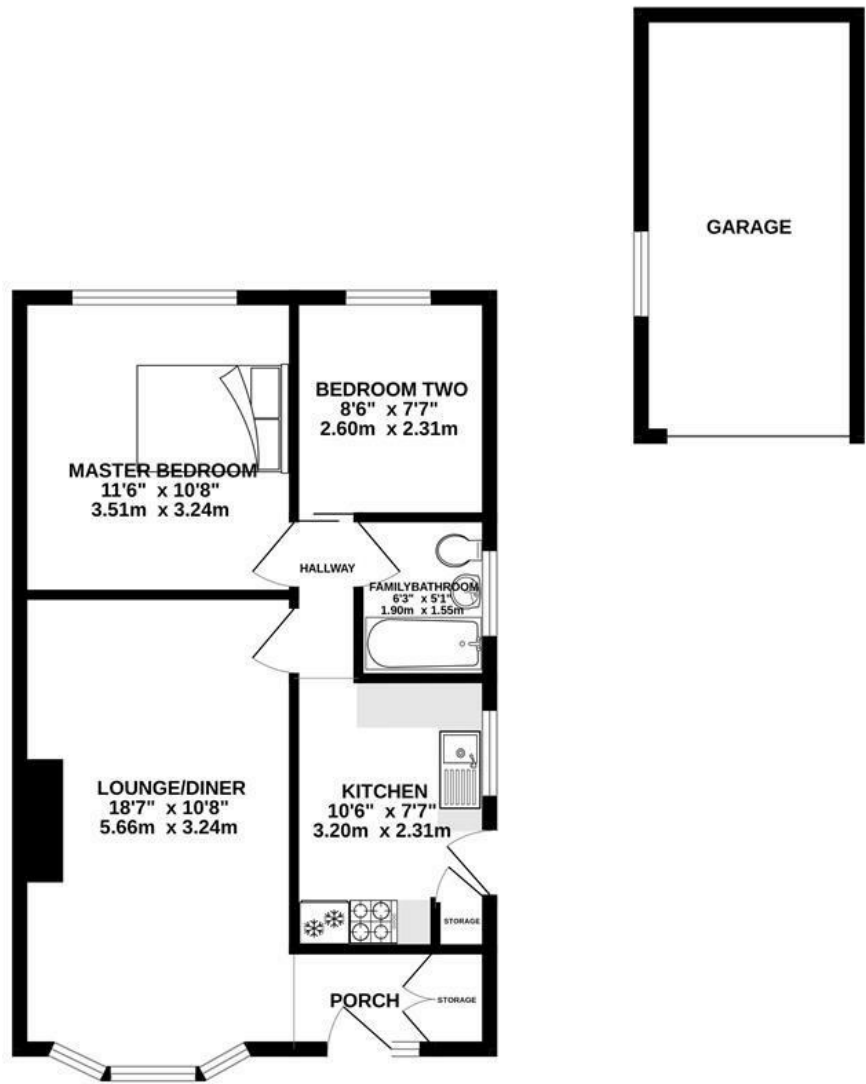






BEN ROSE


GROUND FLOOR
666 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.8 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.
Made with Metropix ©2023



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	<div>61</div>	<div>81</div>
(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 