



Hoghton Lane, Higher Walton, Preston

Offers Over £160,000

Ben Rose Estate Agents are delighted to bring to market this charming three-bedroom end terraced home, ideally situated on the outskirts of Preston Town Centre in the highly sought-after area of Hoghton. Offering generous living space throughout, the property provides a versatile layout that will appeal to a range of buyers. It's well positioned for easy access to both Chorley and Preston town centres, enjoys excellent transport links via nearby motorway networks, and is surrounded by highly regarded local schools. While the home would benefit from some modernisation, it presents a fantastic opportunity for first-time buyers or anyone looking to personalise a property to their own taste.

Access to the property is via the side entrance, leading into a spacious entrance hall that connects the majority of the ground floor rooms. At the front of the home, you'll find a generous L-shaped lounge and dining area, bathed in natural light from two front-facing windows. A traditional fireplace acts as a charming focal point, and there's ample space to accommodate both a comfortable seating arrangement and a dining table for entertaining or family meals.

Returning to the hallway, you'll find the stairs with convenient under stairs storage. From here, you can also access the ground floor WC, a practical rear porch ideal for storing outdoor items, and the well-proportioned kitchen/breakfast room. The kitchen features a good range of wall and base units, space for freestanding appliances, and plenty of room for either a family dining table or a breakfast bar. The rear porch also provides access to the garden, enhancing the flow between indoor and outdoor spaces.

Upstairs, the property offers three bedrooms, including two well-sized doubles, with the master bedroom being particularly spacious. A handy storage cupboard can be found on the landing, and the accommodation is completed by a modern three-piece family shower room, fitted with a corner shower unit.

Outside, the home continues to impress with a large rear garden that combines patio and gravel areas, making it easy to maintain while offering plenty of space for outdoor seating or play. A substantial shed or cabin, equipped with electricity, provides excellent storage or potential as a workshop or hobby room. The garden extends down the side of the property, which benefits from gated access to the driveway. To the front, there is a second generously sized gravelled garden and a sloping driveway with space for two vehicles.

Additionally, the loft is fully boarded, includes pull-down ladder access, and has electricity, providing even more practical storage space. This is a home with excellent potential in a fantastic location, ready to be brought to life by its next owners.









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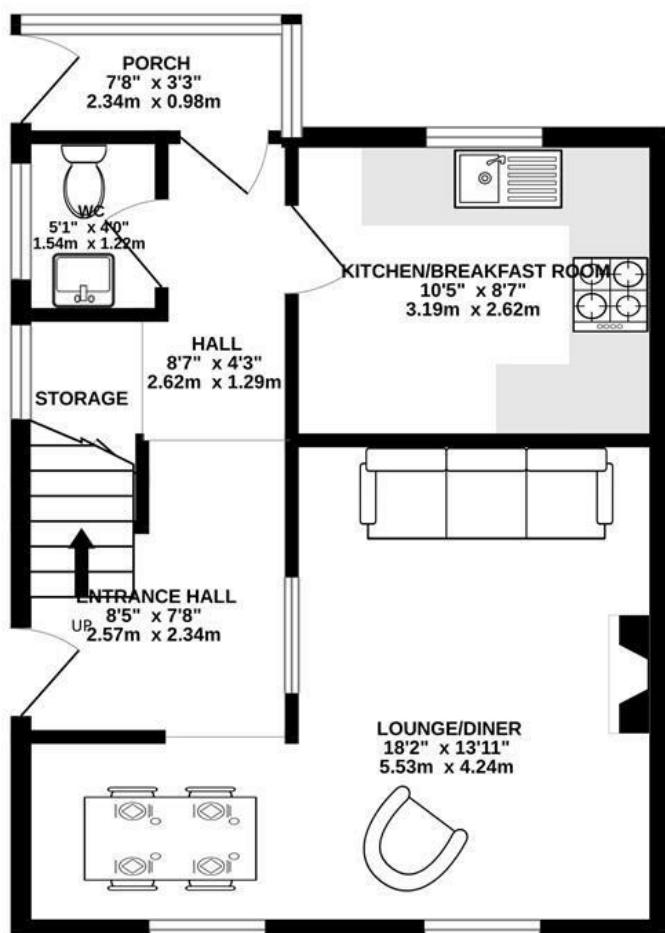
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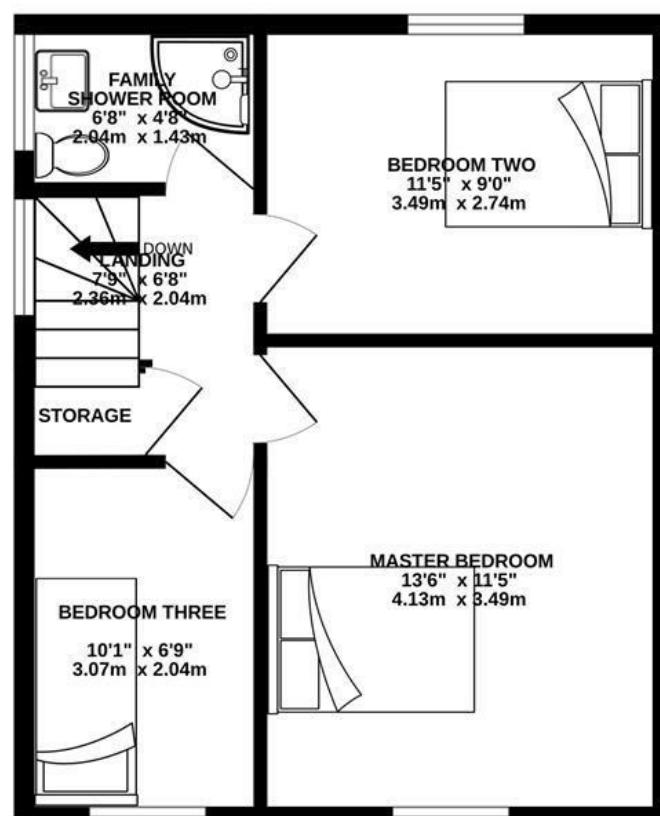


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GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.8 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		
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	

