



Gib Lane, Hoghton, Preston

Offers Over £325,000

Ben Rose Estate Agents are pleased to present to market this beautifully decorated semi-detached home, set within a sought-after rural location in Hoghton, Lancashire. This attractive property offers generous and versatile living accommodation, ideal for families or couples seeking a balance of countryside living with excellent accessibility. Surrounded by open landscapes and scenic countryside walks, the home is also conveniently located close to notable attractions such as Hoghton Towers. Excellent transport links are provided via the nearby M65 and M61 motorways, allowing easy access to Preston, Blackburn and surrounding towns, while local amenities and everyday conveniences are all within comfortable reach.

Upon entering the property, you are welcomed through an entrance porch into a bright and inviting hallway that sets the tone for the rest of the home. To the front sits a spacious lounge, enhanced by a feature fireplace that creates a warm and relaxing focal point. The heart of the home lies to the rear, where a newly fitted modern kitchen boasts a built-in double oven and induction hob, flowing seamlessly into a large conservatory. Flooded with natural light from a Velux window and sliding doors, this space is perfect for dining and entertaining while enjoying views over the garden. A useful utility room, including a separate toilet, sits just off the kitchen, while a study off the hallway provides an ideal home office or quiet retreat.

The first floor continues to impress with a generous master bedroom, complete with fitted wardrobes and a stylish en-suite shower room. Bedroom two is another comfortable double with wardrobes, while bedroom three is an equally spacious double overlooking the rear garden. Completing the floor is a modern three-piece family shower room, finished to a high standard.

Externally, the property features a neatly maintained front garden, attractively hedged with gated access and a five-bar gate leading to a tarmac driveway offering ample off-road parking. A side road provides access to a detached garage. To the rear, the landscaped garden includes an Indian sandstone patio, a well-kept lawn and planted borders, with further access to the garage, creating a superb outdoor space that perfectly complements this impressive home.

Energy Performance Assessors Floor Area: 131 SQ.M























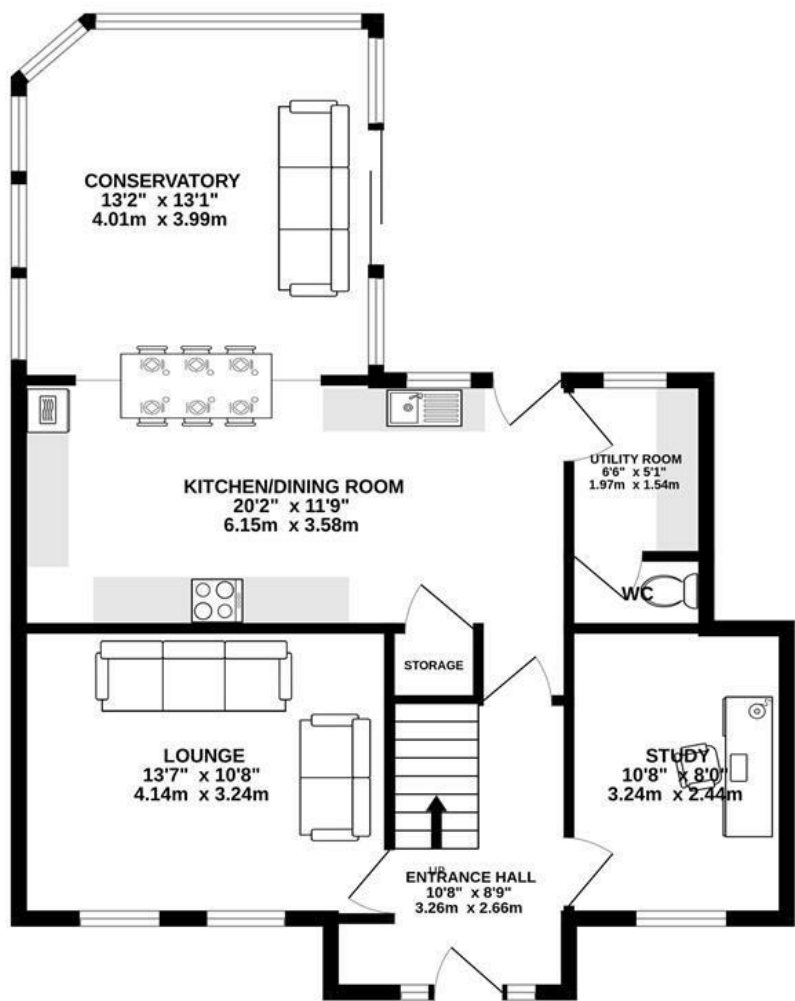




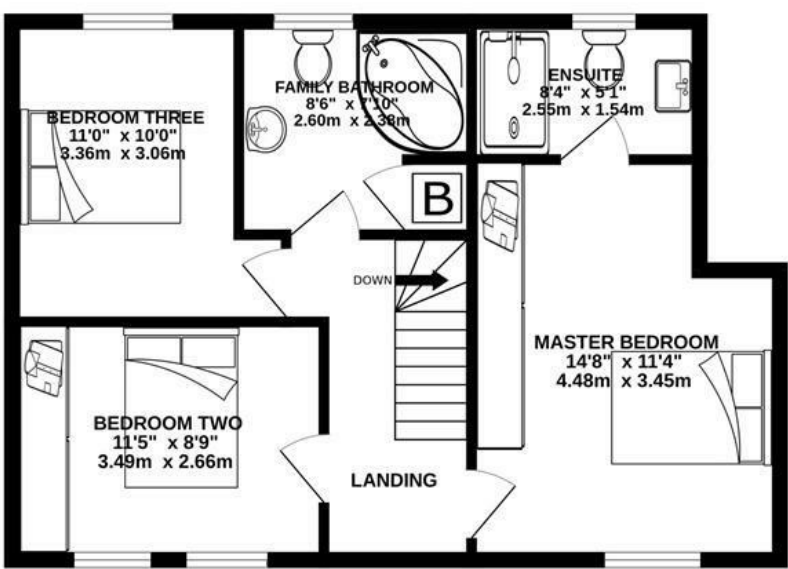


BEN ROSE

GROUND FLOOR



1ST FLOOR



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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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		84
(81-91) B		
(69-80) C	74	
(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		

