



Methuen Drive, Hoghton, Preston

Offers Over £249,950

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom semi-detached home, situated in the highly sought-after village of Hoghton, Lancashire. Perfect for families, the property offers an excellent blend of modern living and comfortable family space, with picturesque open views to the front. The surrounding area boasts a range of local amenities, reputable schools, and scenic countryside walks, with the historic Hoghton Tower just a short distance away. The home benefits from excellent bus links to Preston and Blackburn, along with convenient access to the M6 and M61 motorways, making commuting straightforward.

Upon entering the property, you are welcomed into the entrance hall, where a staircase leads to the first floor. To the left, you will find the spacious lounge, which features a statement panelled wall and a large window overlooking the front aspect. Continuing through, you enter the open-plan kitchen/dining room. The kitchen offers ample storage and space for freestanding appliances, along with an integrated oven and hob. The dining area provides plenty of space for a large family dining table, with double patio doors opening onto the rear garden. Completing the ground floor is a convenient WC located off the entrance hall.

Moving upstairs, you will find three well-proportioned bedrooms, two of which are doubles, with the master bedroom benefiting from a private ensuite shower room. A modern three-piece family bathroom completes this level.

Externally, to the front, the home boasts a private driveway providing off-road parking for two vehicles. To the rear is a generously sized south-facing garden, featuring a well-maintained lawn and a flagged patio area, offering the perfect space for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.







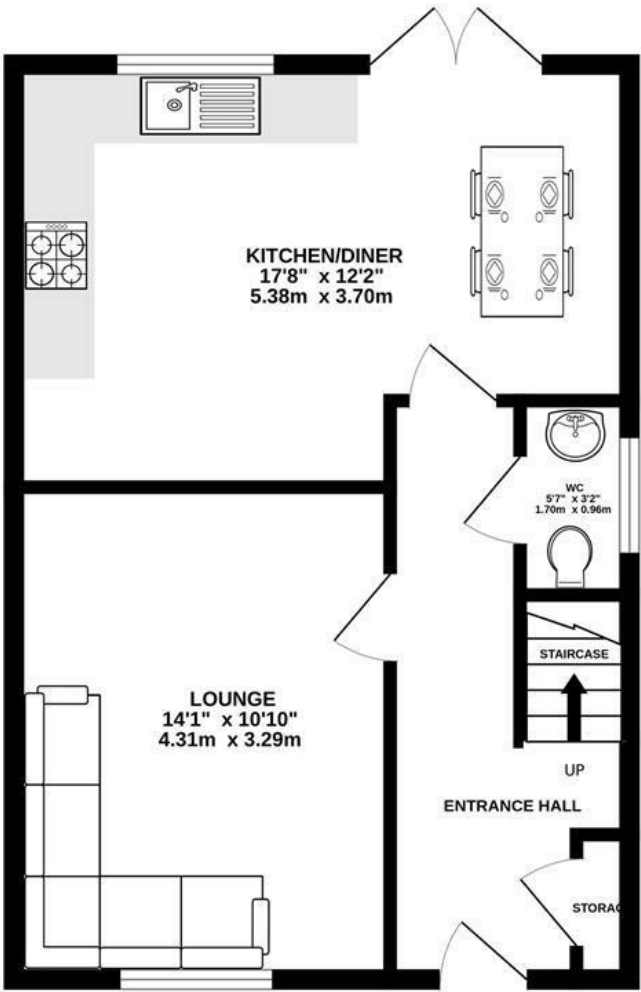




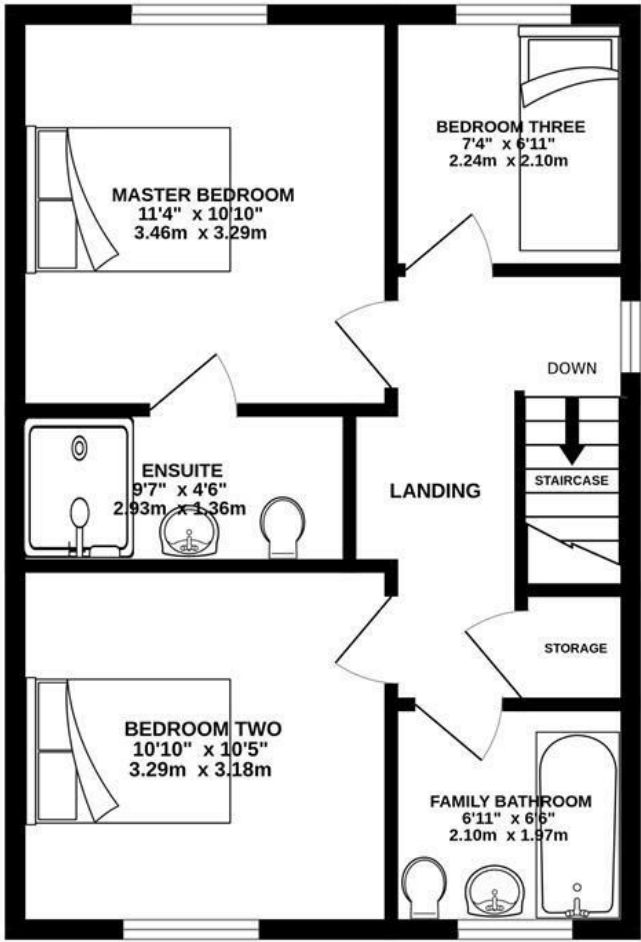


BEN ROSE

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 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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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		96
(81-91) B	86	
(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	

