



**Bankhead Lane, Hoghton, Preston**

**Offers Over £350,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented detached bungalow, ideally situated in the sought-after village of Hoghton, Preston. This spacious and versatile home is perfectly suited for families, offering a wonderful balance of modern living and comfortable accommodation throughout. Hoghton itself is a charming semi-rural location, well regarded for its peaceful surroundings while still providing convenient access to nearby towns such as Preston and Blackburn. Excellent transport links are close by, including easy access to the M6, M65 and M61 motorways, as well as nearby train stations offering direct routes to major cities. A range of local amenities, reputable schools, shops and leisure facilities are all within easy reach, along with scenic countryside walks and attractions such as Hoghton Tower.

Upon entering the home, you are welcomed into a generously sized entrance hall that provides access to all areas of the property. The heart of the home is the impressive open plan lounge, dining area and kitchen, a bright and airy space flooded with natural light. The kitchen boasts a modern finish, complete with multiple integrated appliances and a large central island that doubles as a breakfast bar, perfect for both everyday living and entertaining. The lounge area offers a relaxing space with access leading through to the conservatory, providing an additional reception area with views over the garden. Also located off the entrance hall is a spacious double second bedroom, along with the family bathroom. An internal hallway leads through to two further double bedrooms, including the master suite which benefits from a large wet room en suite.

Externally, this home truly excels with beautifully maintained gardens that wrap around the property, creating a sense of space and privacy. To the front, there is an attractive garden filled with mature flower beds, established bushes and a surrounding hedge, enhancing the home's kerb appeal. Two separate driveways provide ample off-road parking for multiple vehicles, making it ideal for families or those who enjoy hosting guests. To the side, a paved garden area offers the perfect setting for outdoor seating and entertaining. A handy shed completes the outdoor space, providing additional storage. This is a wonderful opportunity to acquire a well-presented and spacious bungalow in a highly desirable location, offering both tranquillity and excellent connectivity.





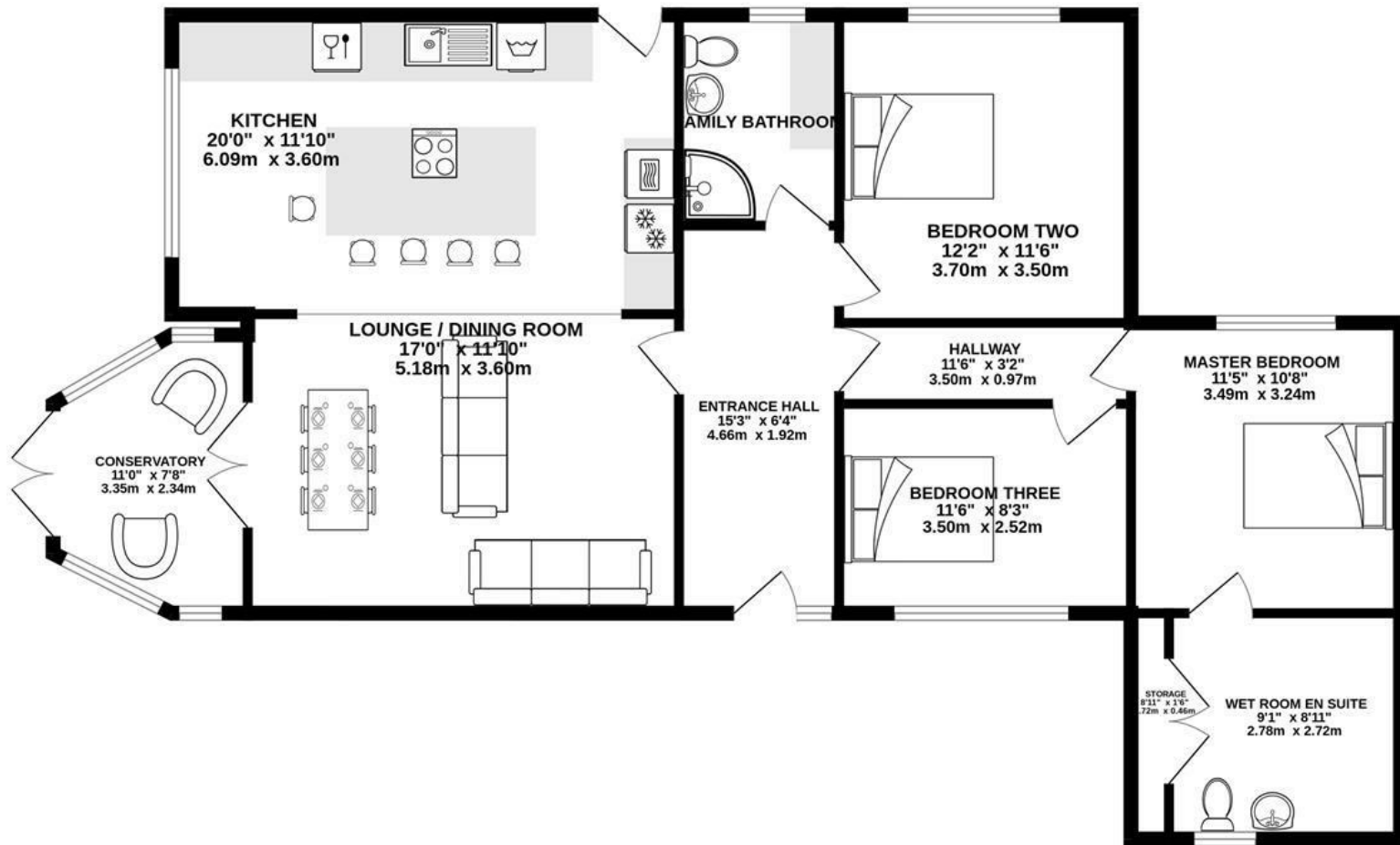








## GROUND FLOOR 1146 sq.ft. (106.4 sq.m.) approx.

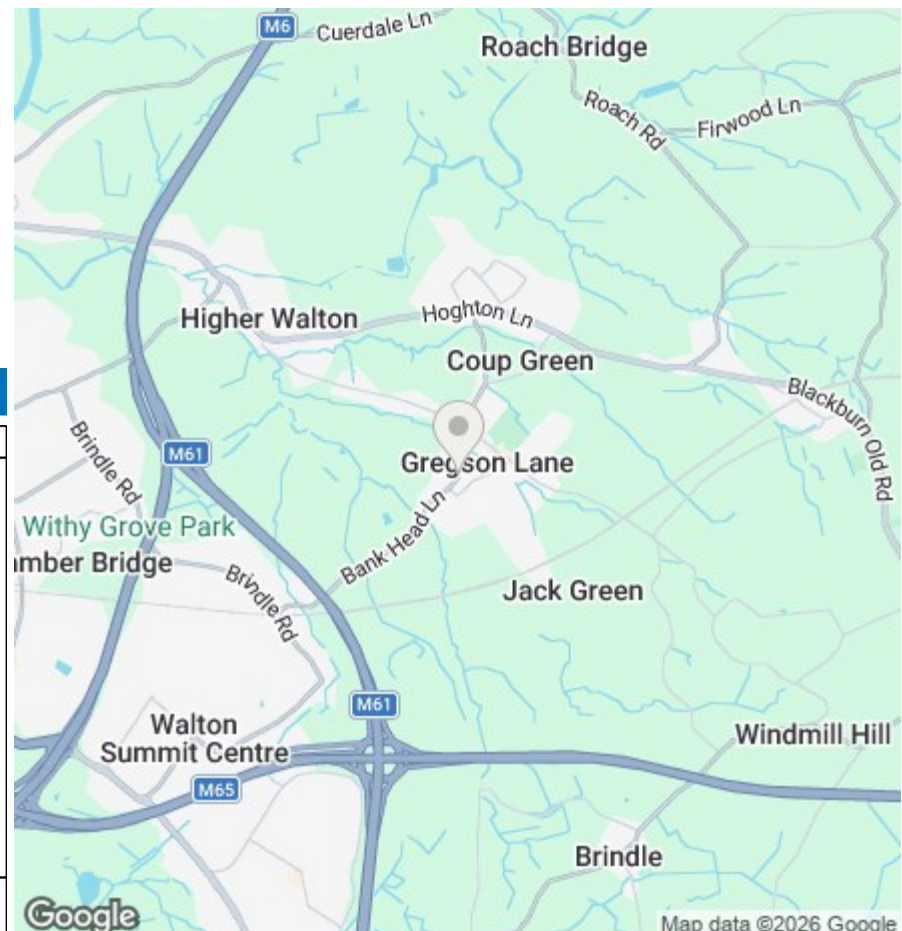


TOTAL FLOOR AREA : 1146 sq.ft. (106.4 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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