



Bournes Row, Hoghton, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace home, ideally suited to first time buyers looking to step onto the property ladder. Offering a generous internal layout and a neutral finish throughout, this home provides a fantastic blank canvas for buyers to put their own stamp on. Situated in the sought-after village of Hoghton, the property benefits from a peaceful setting whilst remaining well-connected. There are a range of local amenities close by including shops, schools, and eateries, as well as convenient bus routes and easy access to nearby towns such as Preston. Excellent motorway links, including the M6 and M61, are also within easy reach, making this an ideal location for commuters.

Upon entering the home, you are welcomed straight into a spacious lounge, featuring a large front-facing window that fills the room with natural light, along with attractive feature shelving and a cosy log burner that creates a real focal point. Moving through, you'll find a functional kitchen fitted with white cabinetry, offering ample storage and workspace, with access to the first floor from here. To the rear of the property is a well-proportioned dining room, perfect for entertaining or family meals, with a door leading out to the garden. From the dining room, you'll also find the family bathroom, along with a generously sized storage cupboard, adding practicality to the layout.

Heading upstairs, the first floor comprises two bedrooms. The master bedroom, positioned to the front, is a spacious double complete with fitted wardrobes, providing excellent storage solutions. The second bedroom is a comfortable single room overlooking the rear, benefiting from a useful built-in storage cupboard, making it ideal as a guest room, nursery, or home office.

Externally, the property offers on-road parking to the front. To the rear is where this home truly shines. Stepping out, you are greeted by a communal gravel area which leads to your own private shed and drive space. Beyond this lies a hidden gem a beautifully secluded private garden. This peaceful retreat features a variety of mature trees and shrubs, a charming summer house, and a seating area positioned at the bottom to take full advantage of the stunning countryside views. Not overlooked and offering a sense of tranquillity, this outdoor space is perfect for relaxing or entertaining. Overall, this is a wonderful opportunity to acquire a home with character, space, and a truly special garden, all in a desirable village location.

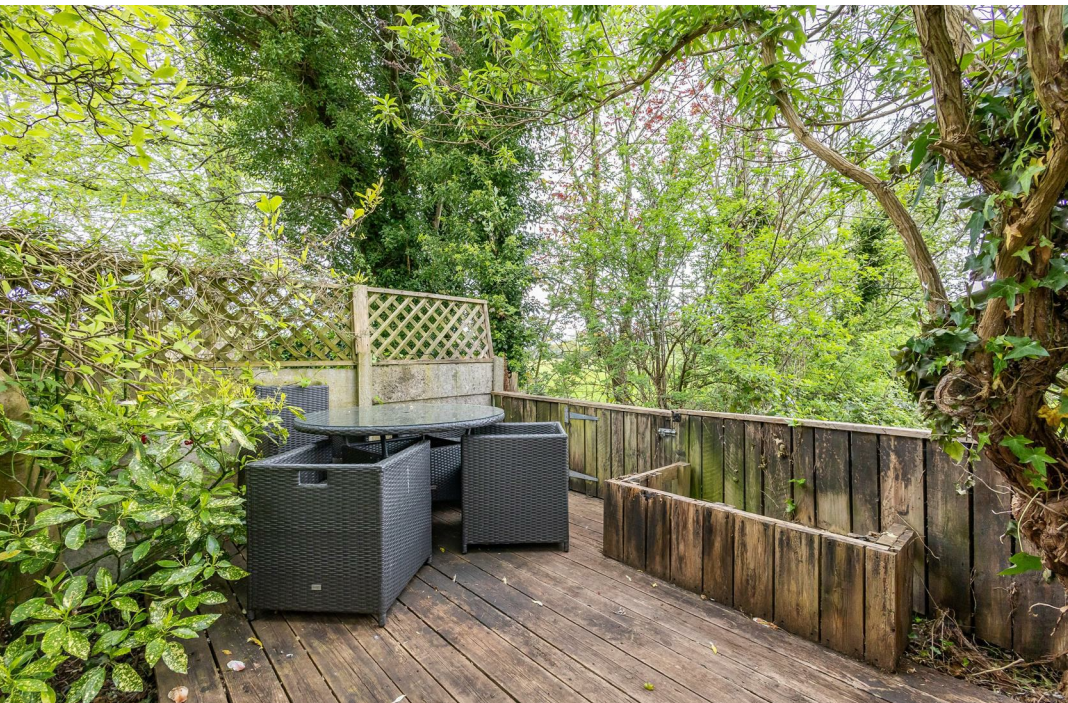




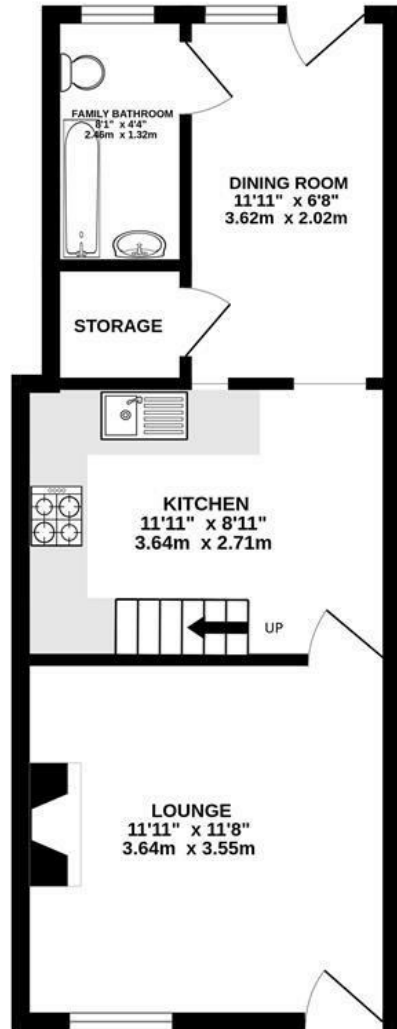




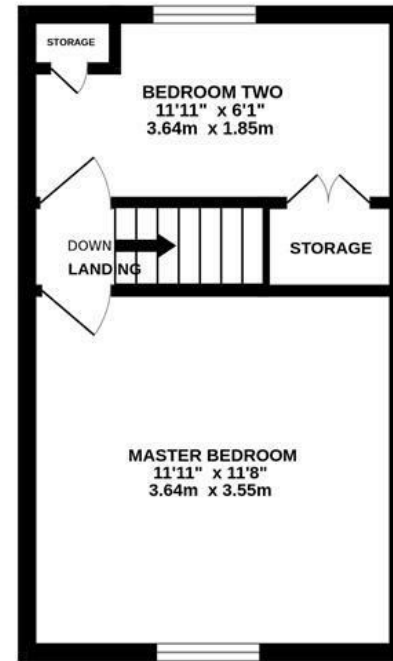




GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.0 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			
		69	86
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		

