BEN ROSE

## Wren Close, Hoghton, Preston — Offers Over £259,950

Ben Rose Estate Agents are pleased to present to the market this well-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 rear. 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 also benefits from excellent bus links to Preston and Blackburn, along with convenient access to the M6 and M61 motorways, making commuting straightforward.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level and a convenient understairs W.C. is located. To the right, you will enter the spacious lounge, which features a large window overlooking the front aspect. Moving through, you will enter the open-plan kitchen/diner. The contemporary fitted kitchen offers ample storage, along with an integrated oven and hob and additional space for freestanding appliances. The dining area provides ample space for a large family dining table, with double patio doors opening directly onto the rear garden.

Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from a private en-suite shower room. Both rear bedrooms enjoy lovely open views across the neighbouring farmers' fields. A three-piece family bathroom completes this level.

The home also benefits from a boarded loft, with convenient access provided via a pull-down ladder, offering useful additional storage space.

Externally, there is a private parking space to the front of the property, along with a separate driveway running to the side, providing additional off-road parking. To the rear is a beautifully landscaped garden, featuring a central lawn surrounded by raised beds and a stylish water feature. A flagged patio provides the perfect space for outdoor furniture, creating a peaceful setting for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.

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CRAB

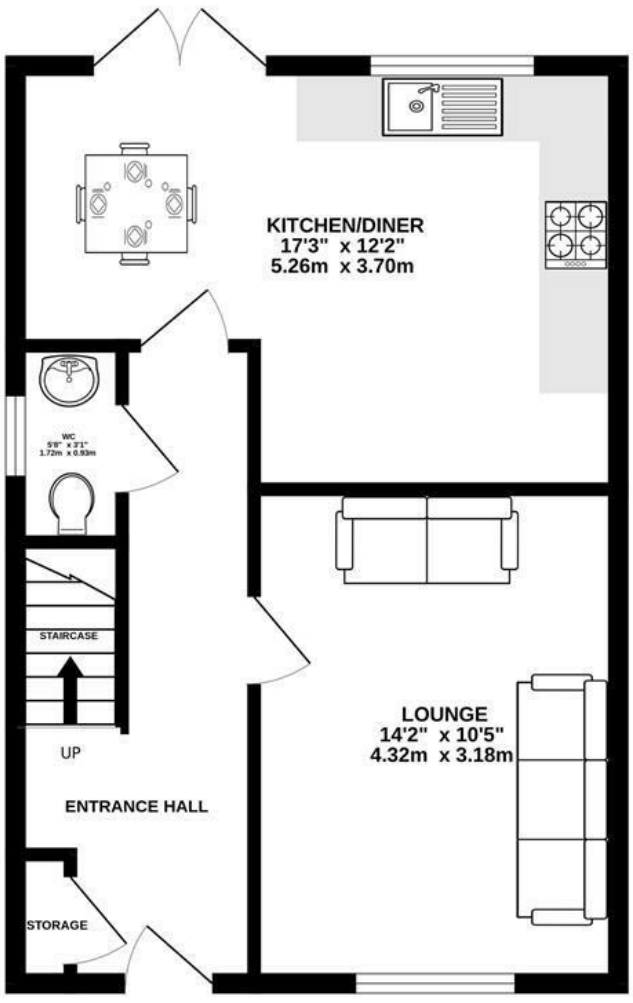
Carex

ALONSO
14
FIRMINO
9
Release Radar
PERRIN

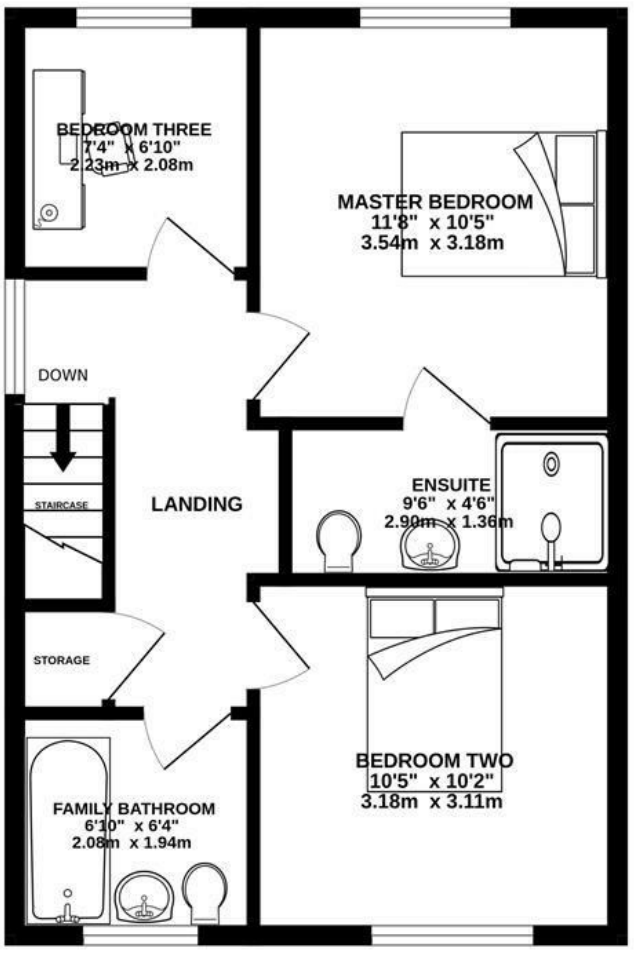
get naked

BEN ROSE

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.




1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.




TOTAL FLOOR AREA : 907 sq.ft. (84.3 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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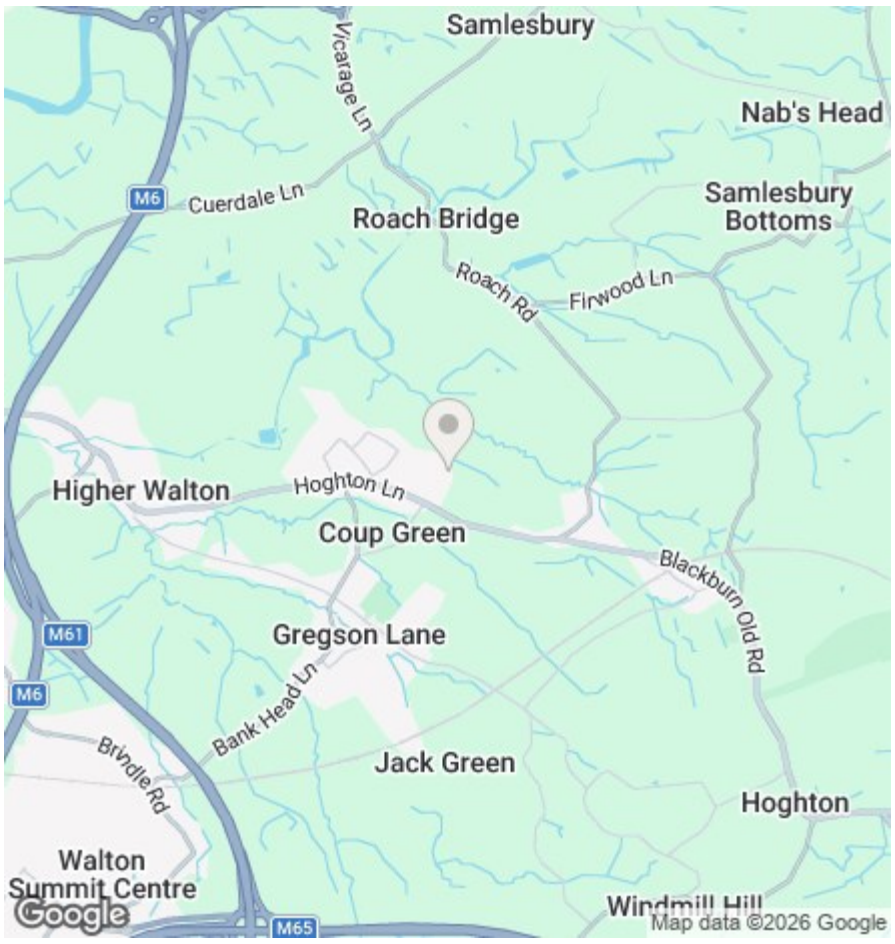
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements 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 CO2 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 CO2 emissions | | |

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