



Gregson Lane, Hoghton, Preston

Offers Over £395,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached home, situated in the highly sought-after area of Hoghton, Lancashire. Perfectly suited to growing families, this charming property offers a wonderful balance of style, space, and functionality, with an open-plan layout that flows effortlessly throughout the ground floor. Nestled within a peaceful residential area, the home benefits from excellent travel links and local amenities. With easy access to the M6 and M65 motorways, commuters will find routes to Preston, Blackburn, and beyond conveniently within reach. The nearby towns of Chorley and Leyland offer a wealth of shops, cafes, and schools, while Hoghton Tower and local countryside walks provide scenic escapes just moments from your doorstep. Hoghton also benefits from regular bus routes and nearby train stations, making daily travel and family outings exceptionally convenient.

As you step into the welcoming reception hall, you're immediately greeted by a warm and inviting atmosphere, with a staircase that leads to the upper floor. To the front of the home, the spacious lounge exudes character with a beautiful bow window that floods the room with natural light, complemented by a feature fireplace and a cosy log burner—ideal for family gatherings. Continuing through, the dining room forms the heart of the home, seamlessly connecting both to the kitchen and a versatile space currently used as a gym. The kitchen/breakfast room is a standout feature, boasting integrated appliances, a central island with a breakfast bar, and ample space for informal dining. This stunning area flows naturally into the garden room, where a lantern ceiling and striking bi-folding doors offer a perfect blend of indoor-outdoor living—ideal for entertaining or relaxing with a view of the garden.

Moving upstairs, the first floor hosts three well-proportioned bedrooms, each thoughtfully designed to offer comfort and practicality. The master bedroom is particularly impressive, with a second bow window that enhances the room's natural brightness and charm. The bathroom is fitted with a three-piece suite including an over-the-bath shower, while a separate WC adds extra convenience for busy households.

Externally, the property features a driveway to the front with parking space for one car, leading to an integrated garage that provides both storage and practicality. A neat front garden adds kerb appeal and a touch of greenery. To the rear, the garden offers a private sanctuary, beautifully bordered by mature trees and tall hedging for added seclusion. A generous lawn provides space for children to play, while the paved seating area is perfect for alfresco dining or enjoying summer evenings in peace.

This is a superb family home that blends charm, style, and location into one delightful package.













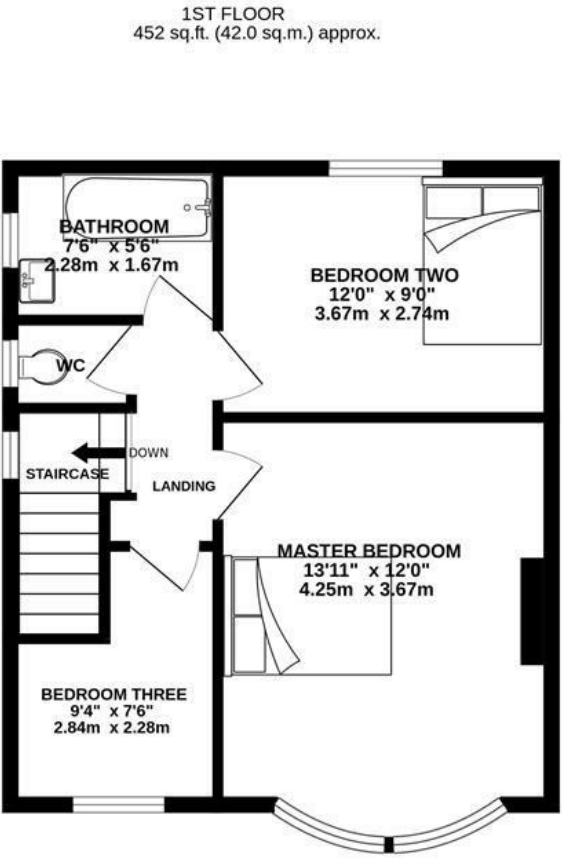
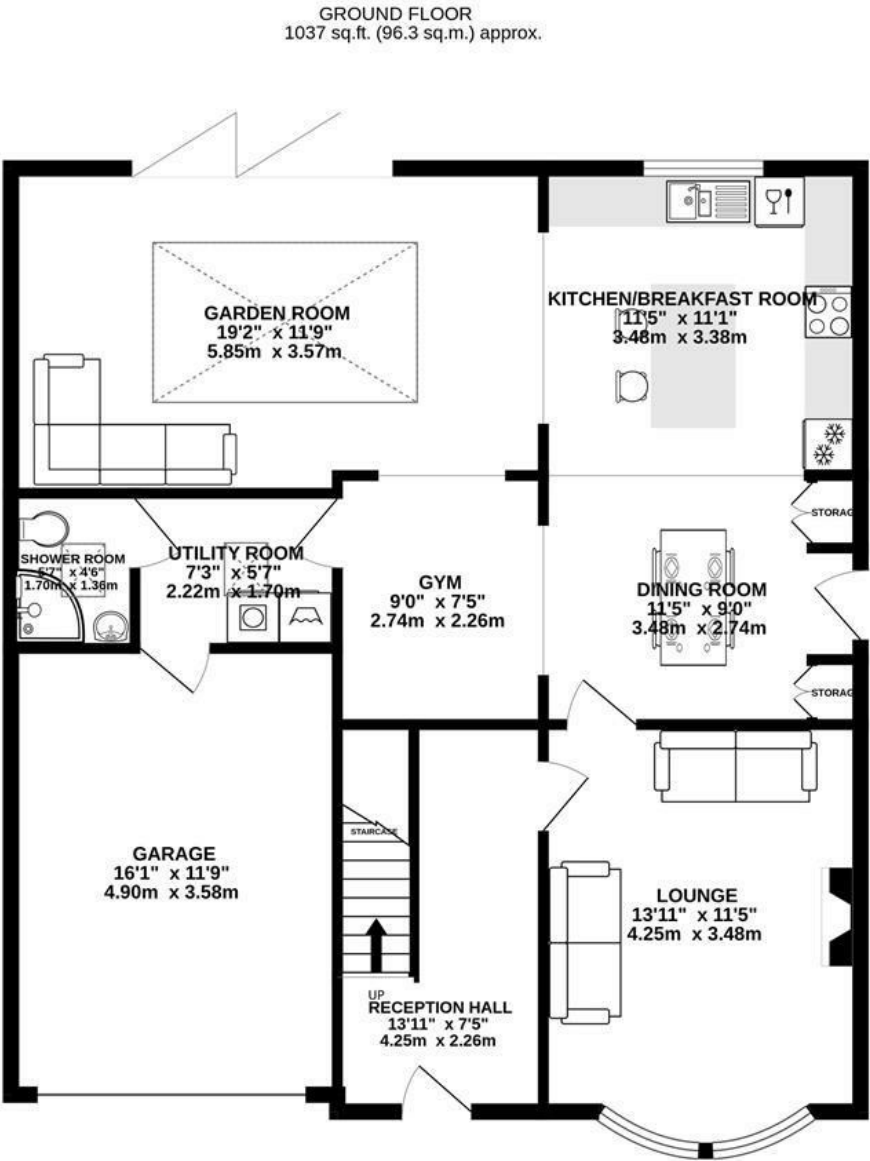








BEN ROSE



TOTAL FLOOR AREA : 1489 sq.ft. (138.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>72</div>	<div>82</div>
(81-91) B		
(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		

