



TOTAL FLOOR AREA: 513 sq.ft. (47.6 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		
(81-91)	B		
(69-80)	C	69	
(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		



BEN **BR** ROSE



Arrowsmith Drive, Hoghton, Preston

Offers Over £159,950

Ben Rose Estate Agents are pleased to bring to market this two bedroom, semi detached bungalow in a highly sought after area of Hoghton. The bungalow is ideally located with superb travel links to all major towns and cities in the area via the M61 and M65 motorways, whilst being in close proximity to Preston, Leyland and Chorley and superb schools and amenities. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall that leads straight into the spacious lounge. From the lounge you move through to a separate hallway where all other rooms of the property can be accessed. Moving through, you will find the kitchen which offers plenty of counter space as well as space for freestanding appliances. Back into the hall you will find two good sized bedrooms as well as a three piece family bathroom with an over the bath shower.

Externally, to the front of the property is a private driveway alongside a beautiful front garden area. To the rear is a generously sized garden with paved patio and an ideal lawn space.

