



## Brookhouse Close, Hoghton, Preston

**Offers Over £209,950**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached home, situated in the sought-after village of Hoghton, Preston. This delightful property is ideal for families, offering a well-balanced layout with modern touches throughout and beautiful views of the surrounding countryside. Nestled in a semi-rural setting, the home benefits from a peaceful atmosphere whilst still being within easy reach of a range of local amenities. Excellent travel links are close by, including convenient access to the M6 and M65 motorways, as well as nearby train stations in Preston and Bamber Bridge, making commuting straightforward. The area also offers a selection of shops, schools, and leisure facilities, along with scenic walking routes such as those near Brindle Lodge, perfect for enjoying the outdoors.

Entering through the vestibule, you are welcomed into the entrance hall which provides access to the first floor and leads through to the expansive lounge/dining room. This bright and inviting space benefits from a large bay window, a wall-mounted fire creating a focal point, and ample room for both relaxation and entertaining. To the rear of the home is the modern kitchen, thoughtfully designed with multiple integrated appliances, dual skylights allowing natural light to pour in, and convenient understairs storage that has plumbing in place, doubling as a useful utility area.

Moving upstairs, the landing provides access to three generously sized double bedrooms, each offering comfortable accommodation for a growing family. From both the landing and several of the bedrooms, there are pleasant views overlooking the open fields to the side of the home, adding to the sense of space and tranquillity. The first floor is completed by a well-appointed family bathroom, serving all bedrooms. Additionally there is a boarded loft with ladder access, perfect for additional storage.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for multiple vehicles, alongside a car port offering additional covered parking or storage, as well as the added benefit of an EV charging port. The rear garden has been recently renovated to a high standard, featuring a well-maintained lawn, a spacious decked area ideal for outdoor seating and entertaining, and beautifully arranged flowerbeds that frame the space. This is a wonderful opportunity to acquire a comfortable and well-located family home with both modern features and a desirable semi-rural setting.







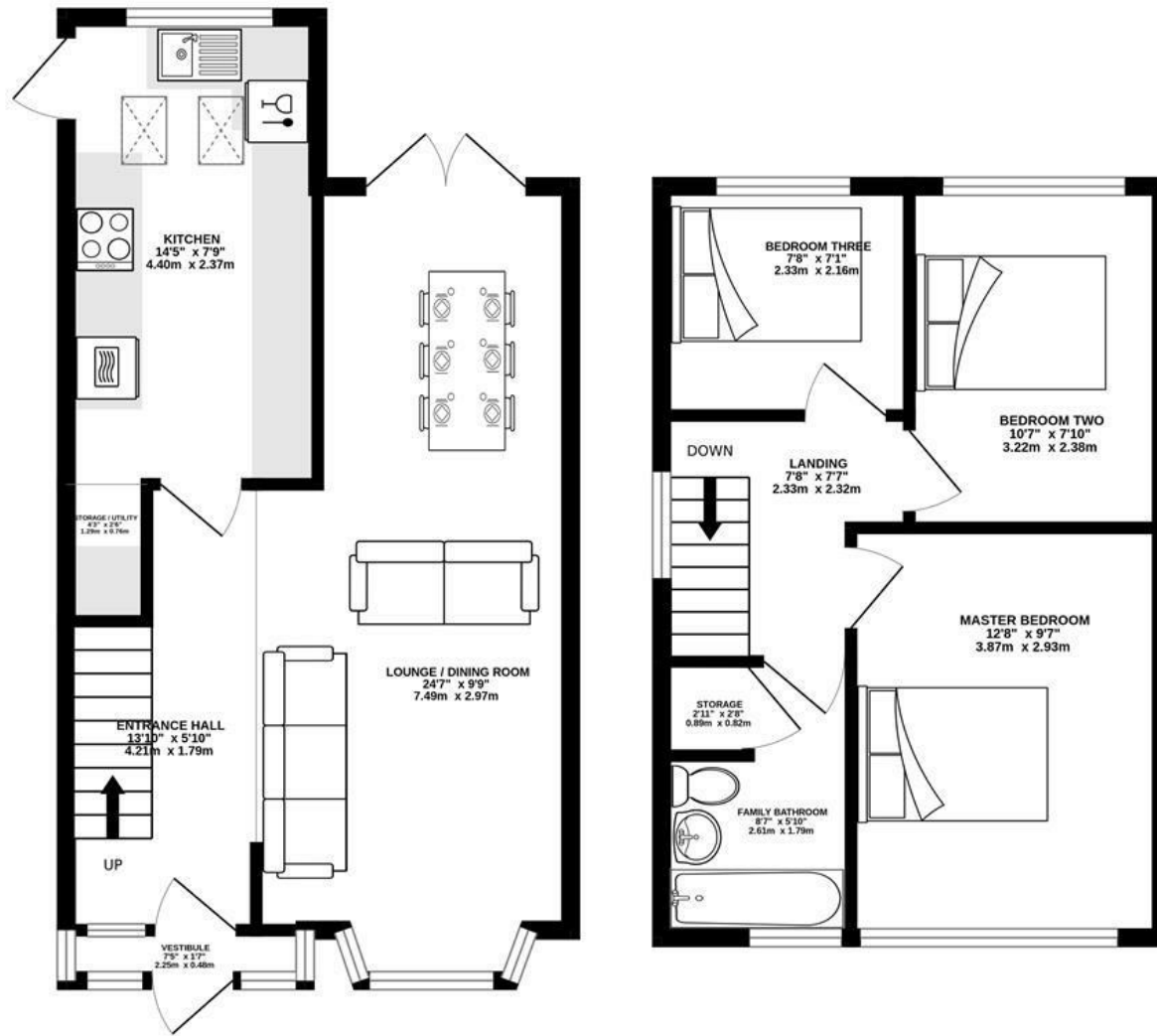






GROUND FLOOR  
419 sq.ft. (39.0 sq.m.) approx.

1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.

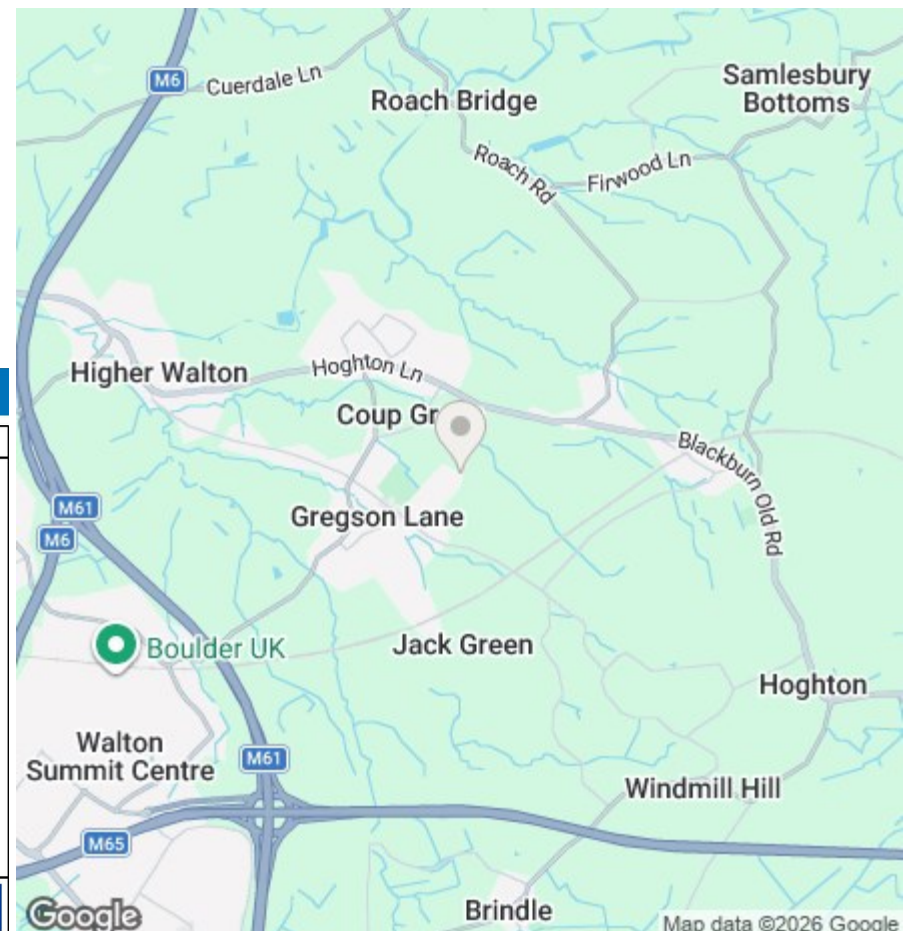


TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	