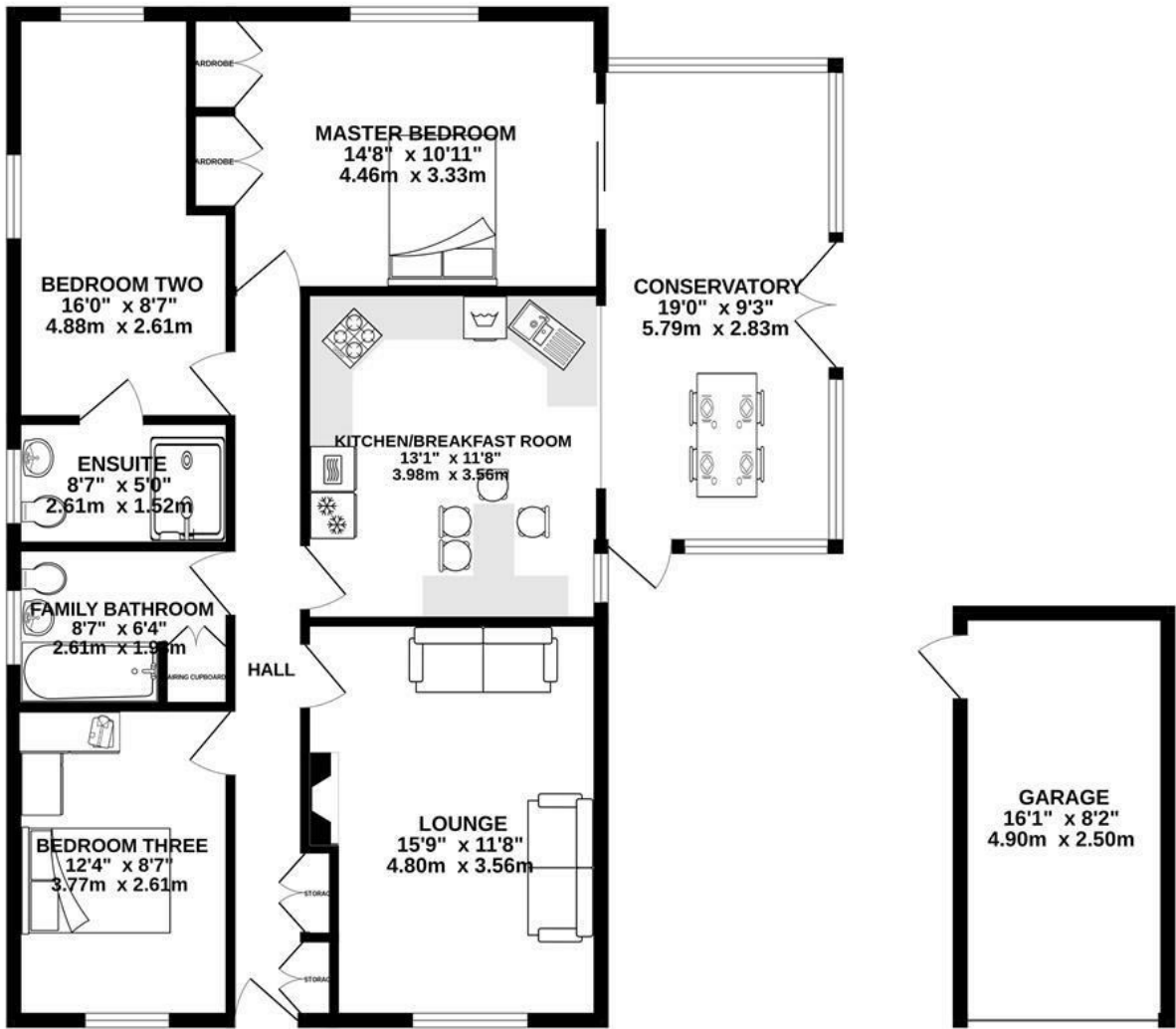


GROUND FLOOR
1225 sq.ft. (113.8 sq.m.) approx.



TOTAL FLOOR AREA: 1225 sq.ft. (113.8 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		
(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	70

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  ROSE



Rossall Close, Hoghton, Preston

Offers Over £279,950

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom detached bungalow, tucked away in a quiet cul-de-sac in the highly sought-after village of Hoghton. This beautiful home offers a superb opportunity for couples looking to downsize or enjoy single-storey living in a peaceful yet well-connected location. Hoghton is a charming semi-rural area known for its picturesque countryside walks and easy access to nearby towns such as Preston, Chorley, and Blackburn. Excellent travel links are close by, including the M6 and M65 motorways, making commuting across the North West highly convenient. Additionally, local train stations at Bamber Bridge and Preston offer direct links to Manchester and beyond, while local shops, eateries, and Hoghton Tower – a stunning historic landmark – provide both practicality and leisure within easy reach.

As you step inside the home, you're greeted by a welcoming main hallway that gracefully connects to most of the living spaces. Towards the front of the property, you'll find the spacious lounge, bathed in natural light from its large front-facing window and centred around a charming feature fireplace – perfect for cosy evenings in. Adjacent to this is the third bedroom, currently utilised with fitted wardrobes, making it ideal as a guest room or a home office. Moving towards the rear, the heart of the home lies in the modern kitchen/breakfast room. Thoughtfully designed with integrated appliances including an oven, microwave, fridge/freezer, dishwasher, and washer, the space also features a breakfast bar for casual dining. The kitchen seamlessly flows into a bright conservatory with a solid roof that overlooks the garden, creating a peaceful retreat and secondary access point into the master bedroom.

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