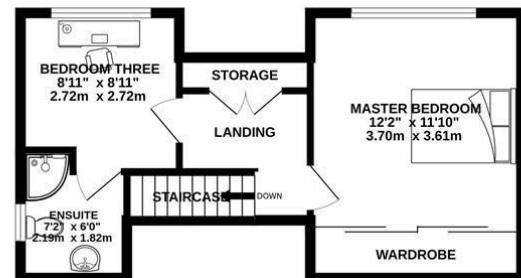
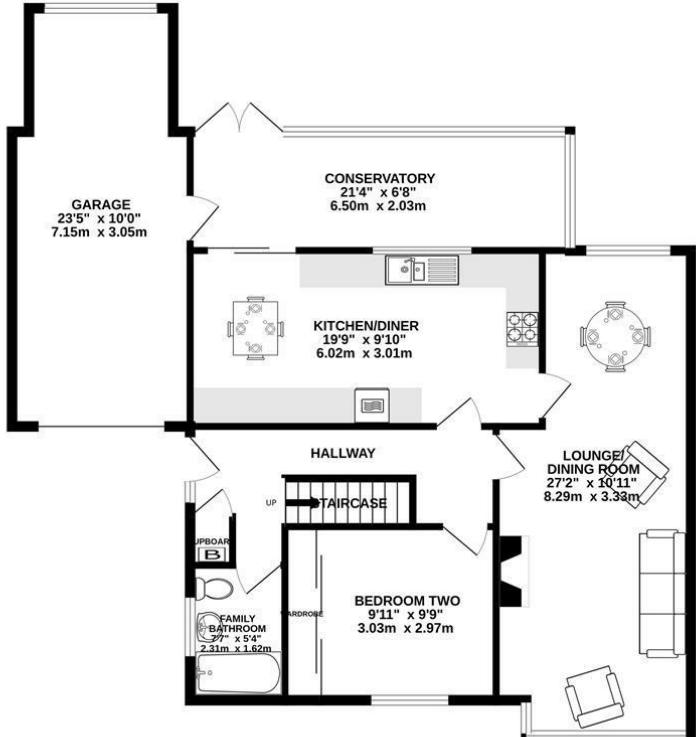


GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



Aldersleigh Crescent, Hoghton, Preston

Offers Over £279,950

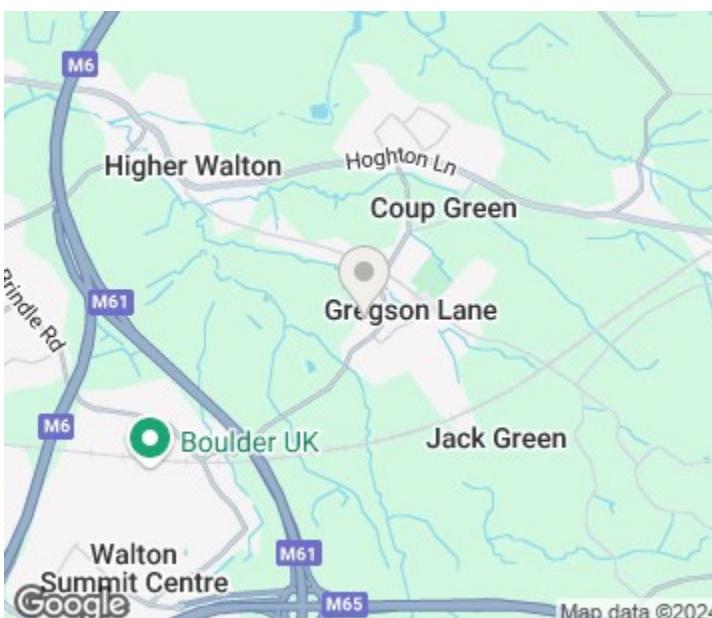
Ben Rose Estate Agents are pleased to present to market this spacious three-bedroom detached dormer-bungalow located in the sought-after area of Hoghton. This well-maintained property offers a versatile living space ideal for families or those looking to downsize without compromising on room. Nestled in a quiet neighbourhood, the home benefits from excellent travel links and easy access to local amenities, including schools, shops, and leisure facilities.

As you step into the property, you're welcomed by a bright and airy hallway that leads to the main living areas. The expansive lounge/dining room provides a comfortable space for relaxation and entertaining, with plenty of natural light streaming through large windows. The well-appointed kitchen/diner offers ample storage and workspace, perfect for family meals. The ground floor also features a generously sized second bedroom and a modern family bathroom with all necessary amenities. At the rear, the conservatory provides a peaceful retreat with views of the garden, ideal for enjoying the outdoors in comfort.

Moving upstairs to the first floor, you'll find the master bedroom, a spacious and inviting room with ample storage options. Bedroom three, also on this floor, offers flexibility for use as a guest room, office, or additional storage. Both upstairs bedrooms benefit from views over open countryside. A convenient shower room serves the upstairs bedrooms, completing this level's accommodation.

Externally, the property boasts a well-maintained rear garden, offering a private outdoor space for relaxation or gardening enthusiasts. The front garden adds to the curb appeal, while the driveway provides off-road parking for multiple vehicles and leads to the attached garage, offering further parking or storage options.

In summary, this spacious dormer-bungalow in Hoghton offers beautiful views and versatile living spaces, complemented by well-kept gardens and convenient parking, making it an ideal family home.



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			81
(69-80) C			
(55-68) D		60	
(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		

