



## Riley Green, Hoghton, Preston

**Offers Over £329,950**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached home, situated in the highly sought-after village of Hoghton, Lancashire. Offered with NO CHAIN, this property presents an excellent opportunity for families or buyers looking for a home they can personalise and truly make their own. Boasting incredible rear countryside views and a picturesque outlook towards Hoghton Tower at the front, the home enjoys a peaceful yet well-connected setting. The property further benefits from energy-efficient features, including a heat pump and solar panels, helping to reduce running costs and environmental impact. The area offers a range of local amenities, including nearby shops, schools, and eateries, while excellent transport links are within easy reach, with convenient access to the M6 and M65 motorways, nearby bus routes, and rail services from neighbouring towns such as Preston and Blackburn—making it ideal for commuters.

Upon entering the home, you are welcomed into a porch that leads through to the main reception hall, where the staircase is positioned and access to the majority of ground floor rooms can be found. To the front, the study provides a versatile space ideal for home working, enjoying a pleasant outlook and a connection through to the lounge. The spacious lounge features a central fireplace, creating a warm and inviting focal point, and flows seamlessly into the family dining room—perfect for both everyday living and entertaining. From here, the property opens into a bright and airy conservatory, which truly makes the most of the stunning rear garden and far-reaching countryside views. The kitchen/diner is generously sized and fitted with integrated appliances, offering ample space for dining, and also provides direct access to the car port. Completing the ground floor is a practical utility room and a convenient downstairs WC.

Moving upstairs, the first floor hosts two well-proportioned bedrooms, both benefitting from fitted wardrobes and enjoying delightful views to both the front and rear aspects. The accommodation is served by a spacious four-piece family bathroom, which has been designed as a wet room, offering both functionality and flexibility for modern living.

Externally, the property continues to impress. To the front, a substantial driveway provides off-road parking for up to six vehicles, along with a useful car port. To the rear, the South-facing garden is a true highlight, offering a private and tranquil outdoor space that fully capitalises on the breathtaking open views beyond. The garden features multiple seating areas ideal for relaxing or entertaining, alongside a central artificial lawn for ease of maintenance. This is a wonderful opportunity to acquire a home in a desirable location with exceptional potential and truly stunning surroundings.













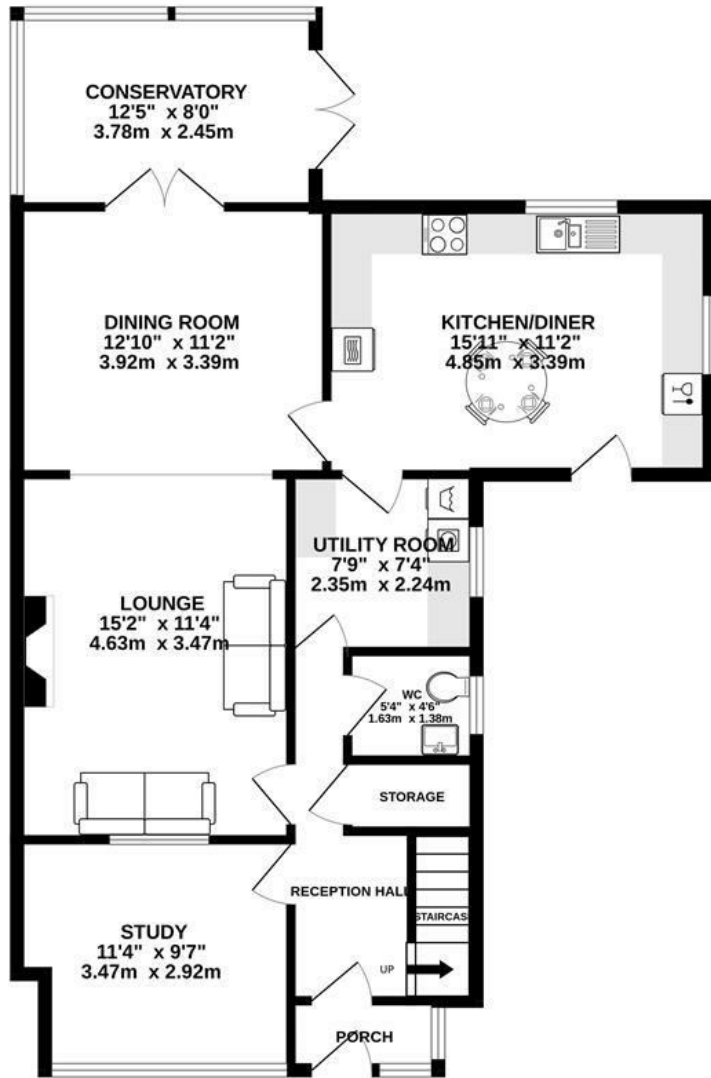








GROUND FLOOR  
878 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 1274 sq.ft. (118.3 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>73</b>	<b>81</b>
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	