



Coupe Green, Hoghton, Preston

Offers Over £239,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached bungalow. Situated in the desirable village of Hoghton, the home benefits from a semi-rural feel while remaining conveniently placed for everyday amenities. Excellent transport links are close by, including easy access to the A59 and nearby M6 and M65 motorways, making commuting straightforward. Regular bus routes serve the area, while train stations in nearby towns such as Bamber Bridge and Blackburn provide further travel options. Local shops, schools, countryside walks and well-known attractions including Hoghton Tower are all within easy reach, with Preston and Blackburn offering a wider range of shopping, dining and leisure facilities just a short drive away.

BEN ROSE



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 | |

| 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 | |

