



Bournes Row, Hoghton, Preston

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom mid-terrace property, situated in the desirable area of Hoghton. Ideal for a couple or family, the home is located within a pleasant neighborhood and benefits from excellent travel links, along with close proximity to local amenities including shops, schools, and recreational facilities.

Stepping into the property through the welcoming entrance porch, you are led into the spacious lounge, which features a charming log burner fireplace and a large window overlooking the front aspect, allowing plenty of natural light to fill the space. Moving through, you will enter the generously sized dining room, which offers ample space for a large family dining table. This area benefits from convenient access to understairs storage and features double patio doors that open out to the rear yard. The dining room is set within an open-plan layout with the modern kitchen, which offers ample storage and space for freestanding appliances.

Moving to the first floor, you will find two well-proportioned double bedrooms, along with a modern three-piece family bathroom featuring an over-the-bath shower. Continuing to the next level, the loft has been converted into a bright and spacious master suite, complete with a three-piece ensuite shower room.

Externally, the well-maintained front garden provides a welcoming approach, along with a private driveway offering off-road parking for two vehicles. To the rear is a south-facing, low-maintenance yard, providing a private and secluded space ideal for relaxing or entertaining.

Early viewing is highly recommended to avoid any potential disappointment.

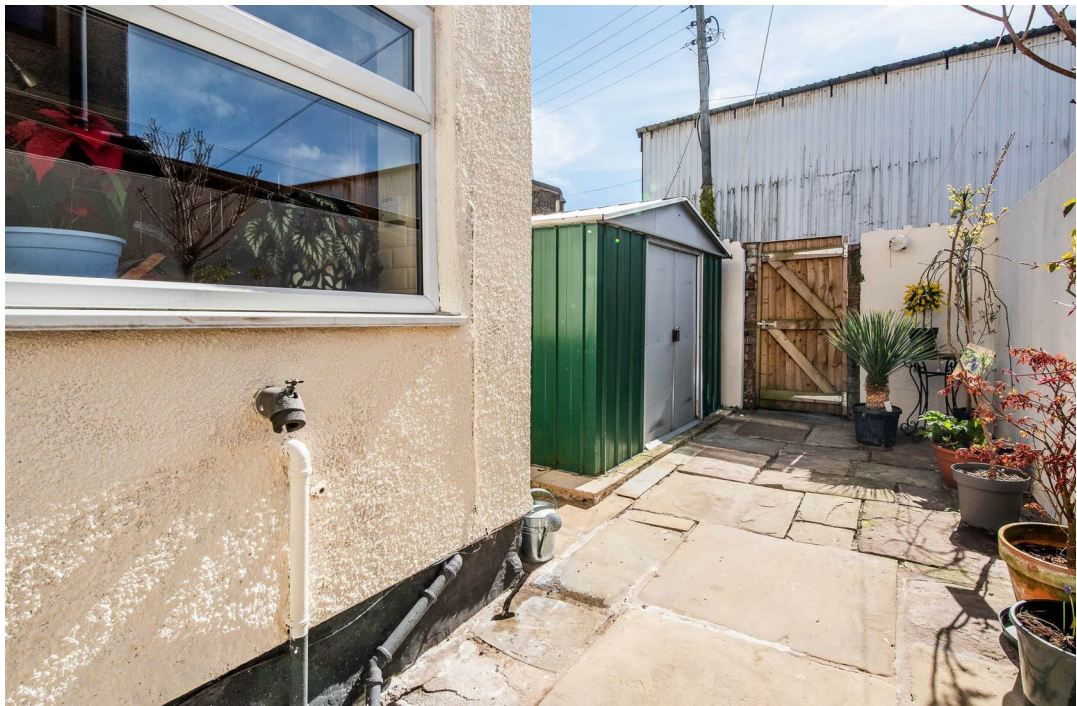






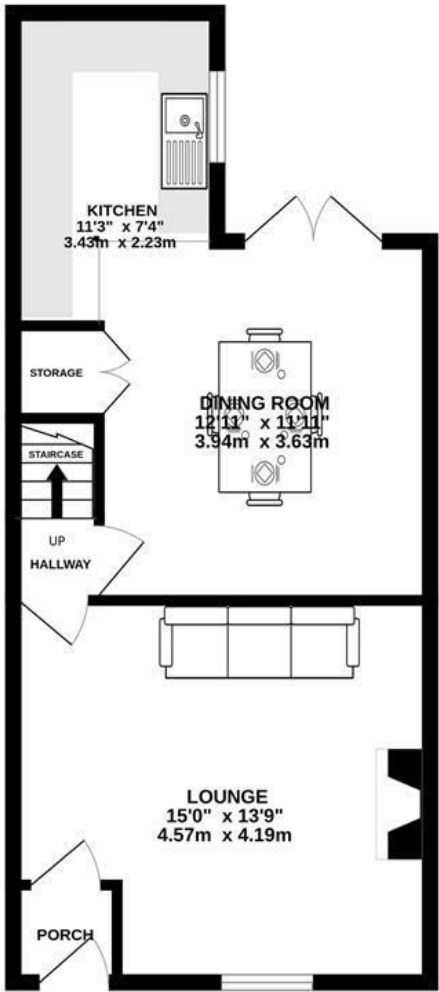




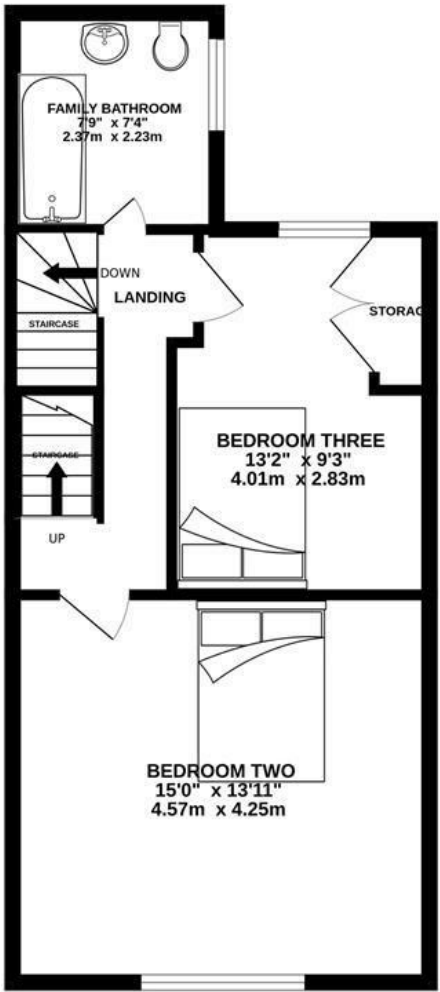


BEN ROSE

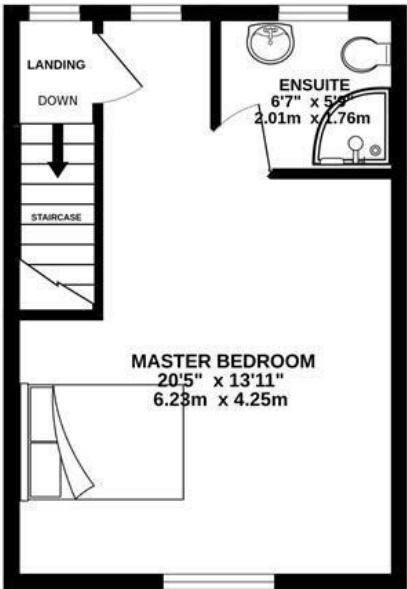
GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



2ND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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	

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	

