



## Gregson Lane, Hoghton, Preston

Offers Over £165,000

Ben Rose Estate Agents are pleased to present to market this well-presented, two bedroom mid terrace property, ideal for first time buyers looking for a stylish and easy-to-maintain home. The property offers open plan living on the ground floor, creating a bright and sociable space that is perfectly suited to modern living. 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.

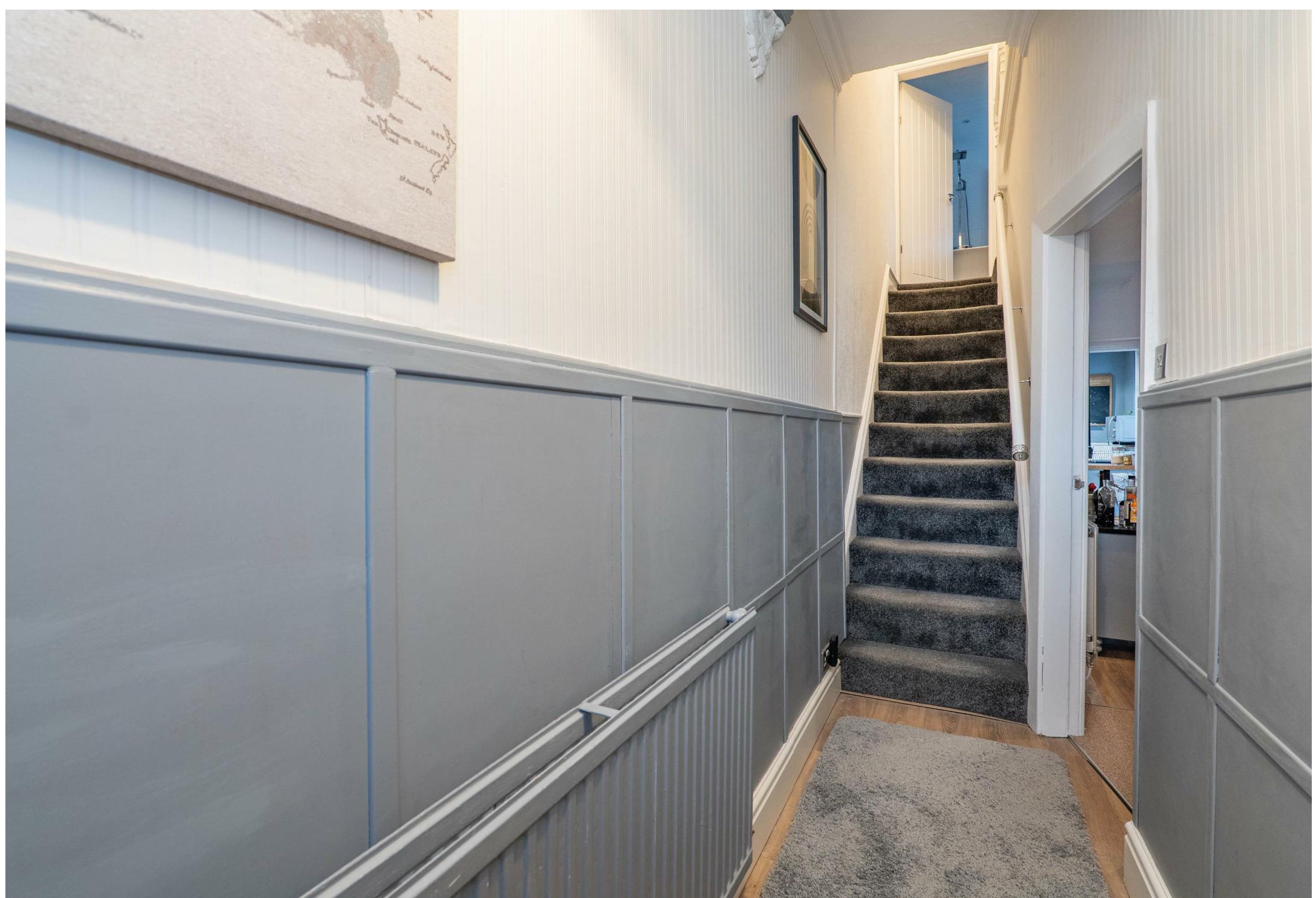
Upon entering the property, you are welcomed into a reception hall which provides a pleasant first impression and leads through towards the staircase positioned neatly at the end of the hall. This then opens into the spacious open plan lounge and dining room. The lounge is located to the front of the property and benefits from a large front-facing window allowing plenty of natural light, along with an integrated storage cupboard. This space flows seamlessly into the dining area, which comfortably accommodates a large family dining table and creates an ideal setting for both everyday living and entertaining. To the rear of the home is the attractive fitted kitchen, complete with an integrated oven and offering direct access out to the rear yard.

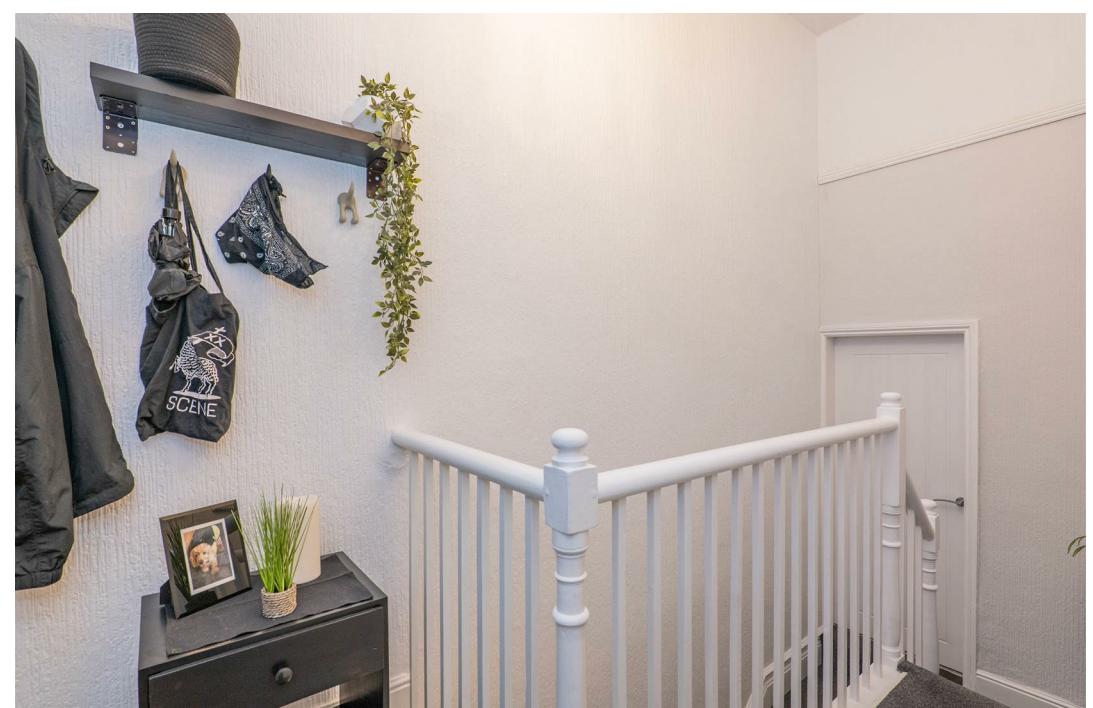
Moving upstairs, the first floor opens onto a bright landing enhanced by a beautiful staircase that adds character to the home. There are two generous double bedrooms, both offering ample space for bedroom furniture and providing comfortable accommodation. Completing the first floor is the newly fitted family bathroom, finished to a modern standard and featuring an over-the-bath shower.

Externally, the property benefits from on-road parking to the front. To the rear, there is a charming enclosed yard which has been thoughtfully designed to maximise its use, featuring integrated outdoor seating and a dedicated BBQ area, perfect for relaxing or entertaining during the warmer months.

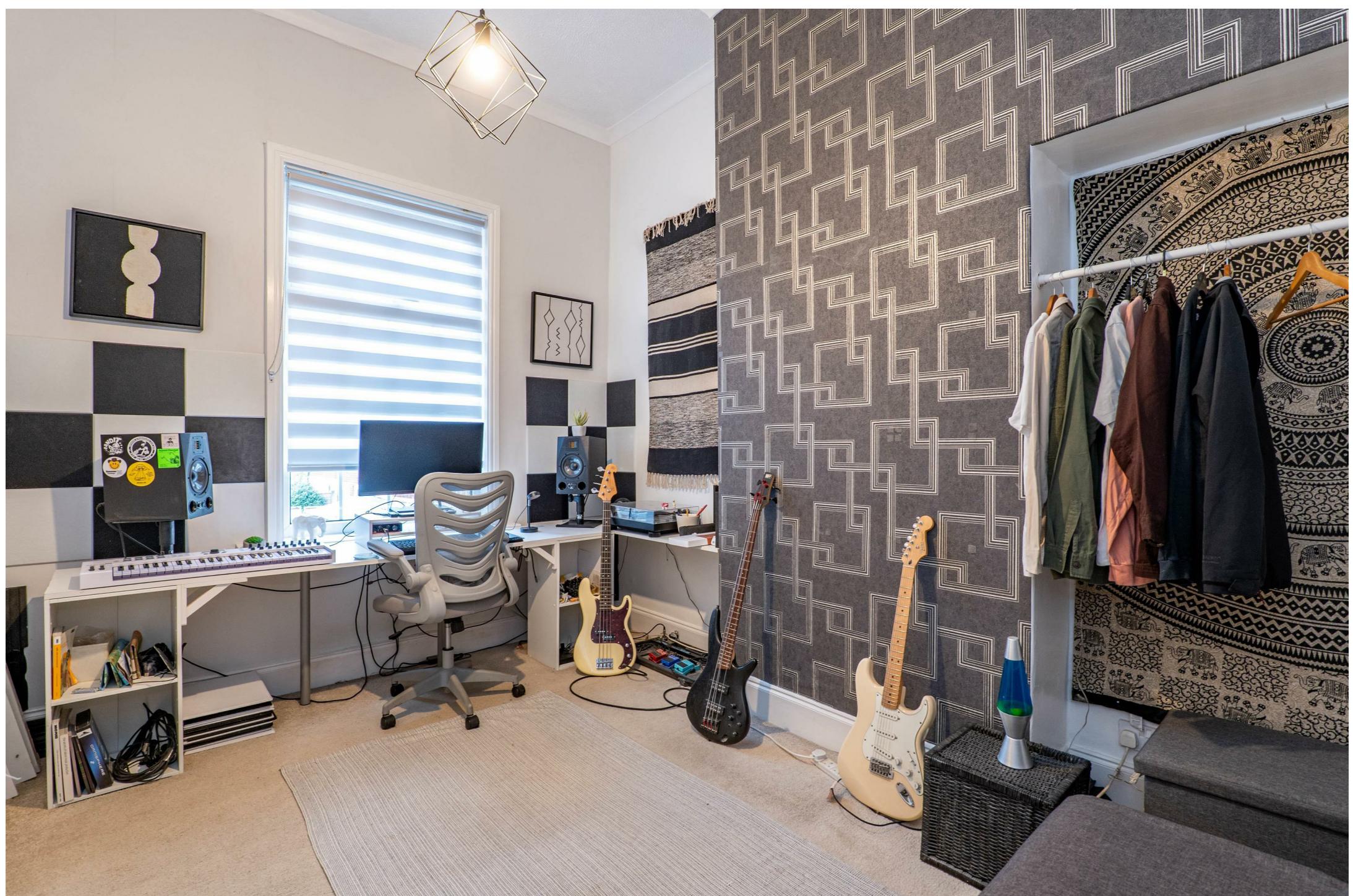
Overall, this is a fantastic opportunity to purchase a well-located and well-presented home that is ideally suited to first time buyers seeking a blend of village living, modern interiors and excellent transport links.

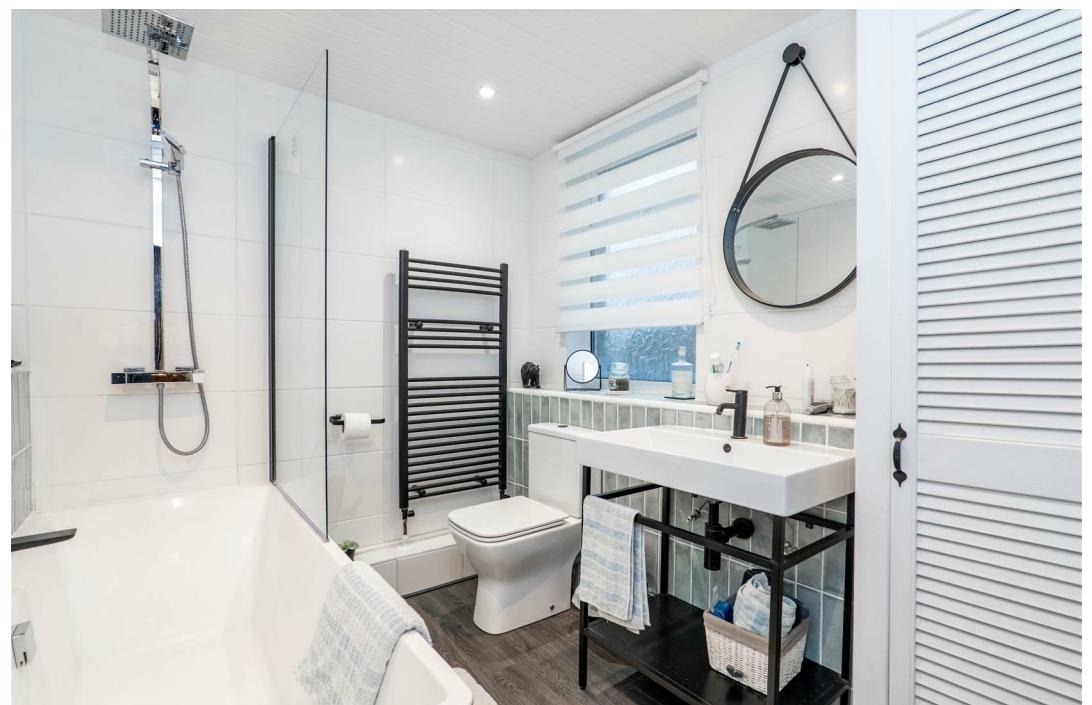
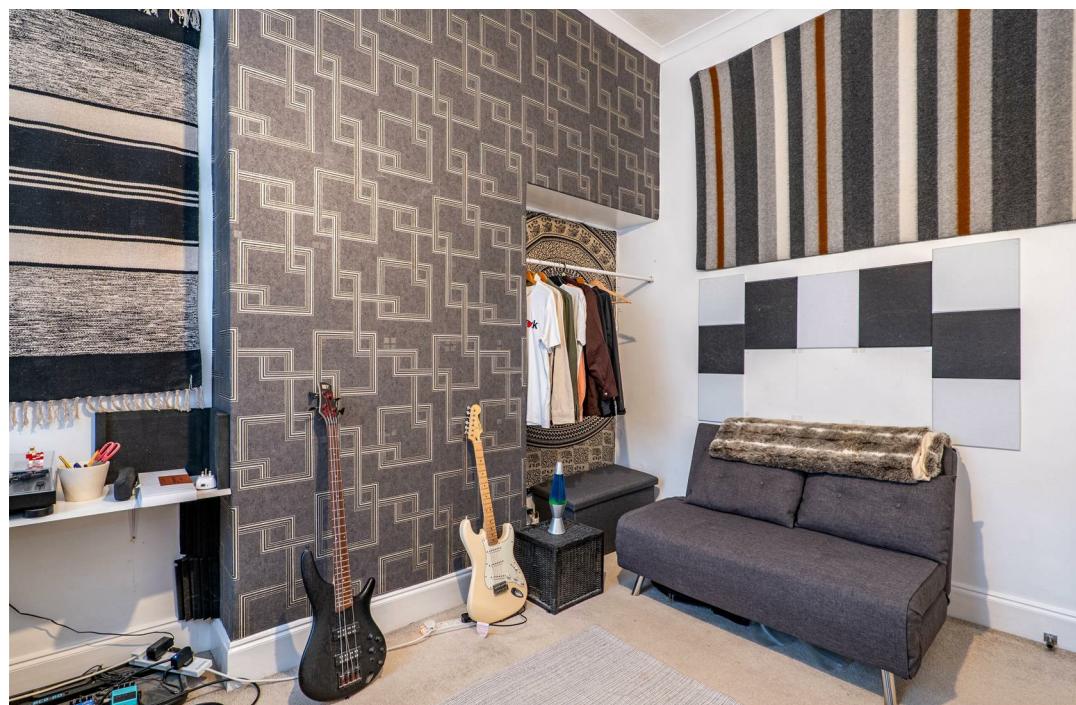






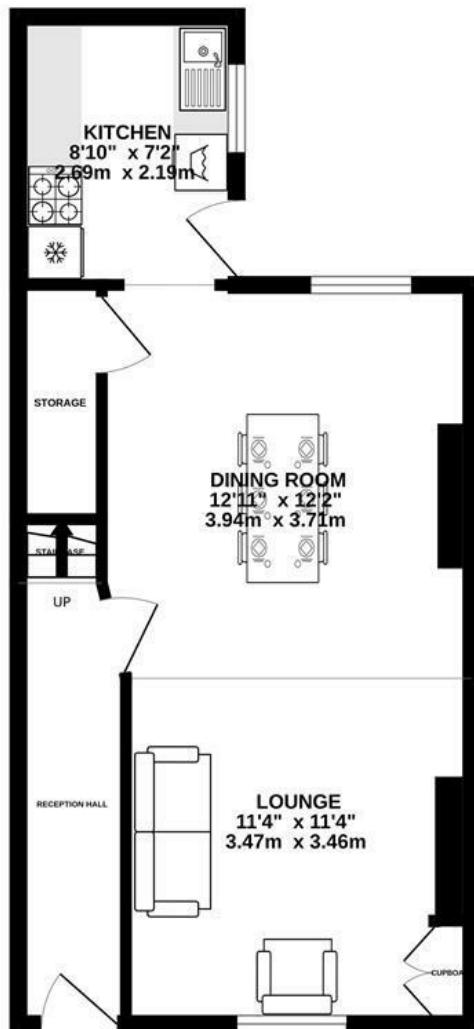




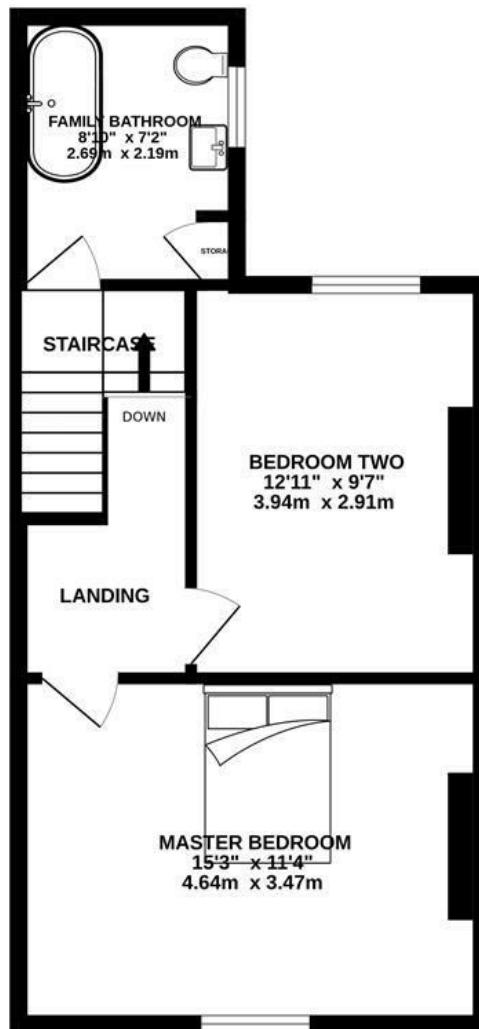


# BEN ROSE

GROUND FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



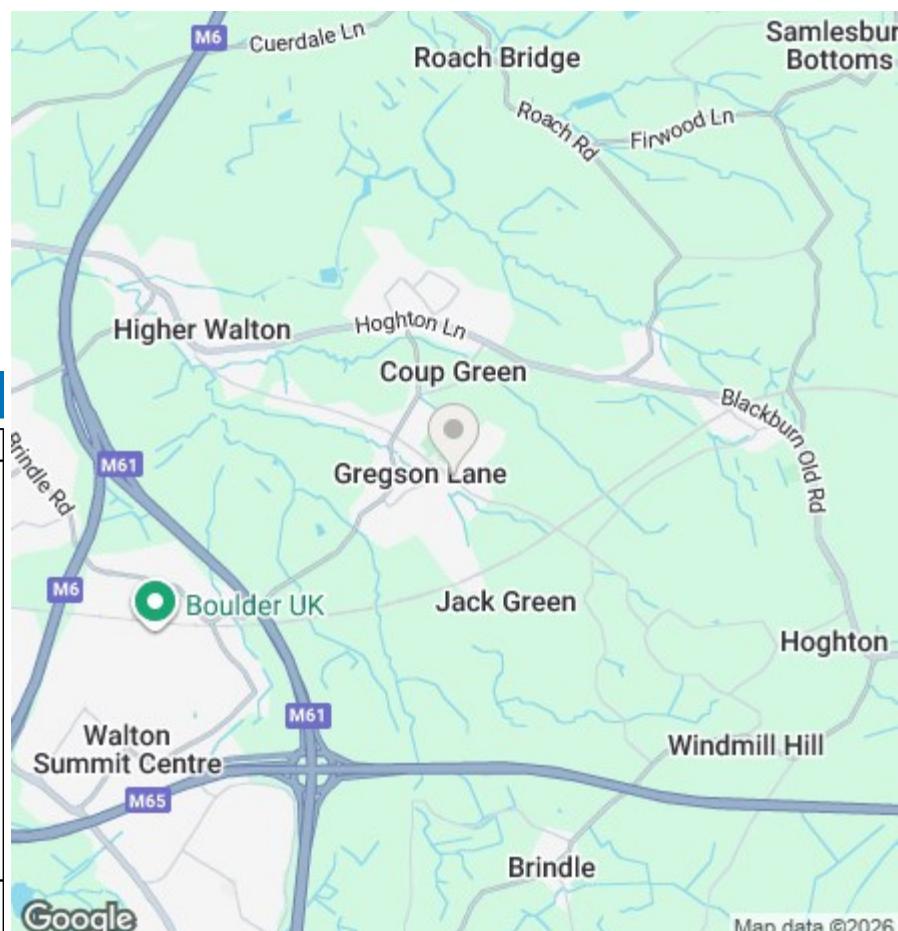
1ST FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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 indicative 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	