



Bournes Row, Hoghton, Preston

Offers Over £179,950

Ben Rose Estate Agents are pleased to present to market this stunning two-bedroom end-of-terrace house in the desirable area of Gregson Lane. This beautifully finished home features an open-plan first-floor living area and well-maintained gardens. Located in a quiet neighbourhood, the property benefits from excellent travel links and is close to local amenities such as shops, schools, and recreational facilities, making it an ideal choice for modern living.

Entering the ground floor, you are welcomed into a spacious hallway that leads to the master bedroom. This generous room is complemented by French windows that open out to the rear garden, creating a bright and airy atmosphere. The master bedroom also features a convenient ensuite, equipped with a shower, toilet, sink, and washing machine. The ground floor also houses a second double bedroom.

Ascending to the first floor, you are greeted by a breath-taking open-plan lounge/kitchen/diner. This expansive space boasts a vaulted ceiling, enhancing the sense of light and space. The modern kitchen is equipped with integrated appliances, seamlessly blending style and functionality. This floor also includes a well-appointed family bathroom, complete with a toilet, sink, and bath with a shower over it, ensuring all your needs are met.

Externally, the property is equally impressive. The front garden provides a welcoming entrance and includes space for parking. To the side of the house, a driveway offers additional parking and even scope to extend. The rear garden is a private oasis, perfect for outdoor entertaining, gardening, or simply relaxing in the fresh air.

In summary, this two-bedroom end-of-terrace house in Gregson Lane offers a perfect blend of modern living and convenience. With its open-plan living area, beautifully maintained gardens, and ample parking, this home is a must-see for anyone seeking a stylish and comfortable residence.



















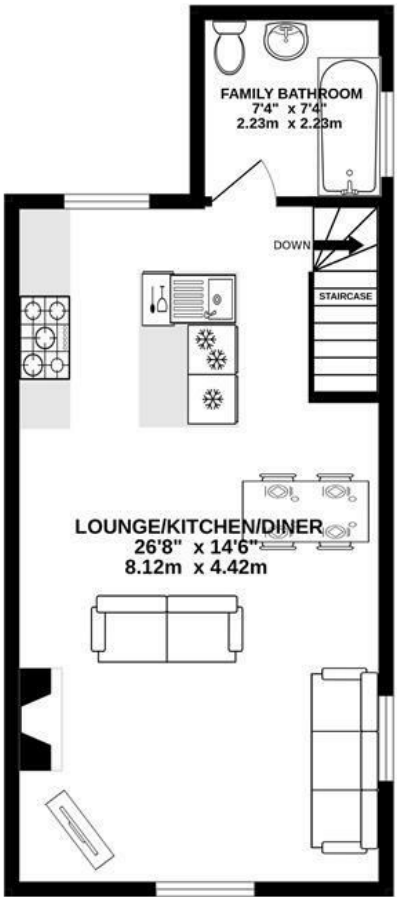


BEN ROSE

GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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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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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(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

