



## Valley Road, Hoghton, Preston

**Offers Over £245,000**

Ben Rose Estate Agents are pleased to present to market this beautiful, NO CHAIN, two-bedroom traditional terrace cottage, situated in the highly desirable rural setting of Hoghton, Lancashire. Offering a wonderful blend of character, charm and modern practicality, the property is an ideal choice for couples seeking a peaceful countryside lifestyle whilst retaining excellent access to surrounding towns and cities. The property enjoys an attractive position with beautiful open rear views, whilst the surrounding area provides an abundance of countryside walks and scenic routes. Despite its rural feel, the location remains conveniently placed for access to nearby amenities, with local shops, public houses and eateries available within the surrounding villages. Excellent transport links are also within easy reach, with the M6 and M65 motorways providing straightforward connections towards Preston, Blackburn, Manchester and beyond, whilst nearby train stations including Bamber Bridge and Preston offer rail connections for commuters and those travelling further afield. The nearby historic Hoghton Tower and surrounding countryside further enhance the appeal of this picturesque location.

Stepping inside, the vestibule provides an inviting entrance before opening into the spacious front lounge, where the character of the property immediately becomes apparent. A stunning log burner sits within the original fireplace, creating a cosy focal point and making this an ideal space for relaxing during the cooler months. The lounge flows naturally into the dining room, which provides ample space for a dining table and chairs, whilst the staircase to the first floor is positioned here. To the rear is the kitchen, which combines modern cabinetry with charming traditional features, including exposed stonework to the walls. The kitchen is fitted with an integrated oven and benefits from direct access out to the rear garden, making it a practical space for everyday living.

Moving upstairs, the open landing leads to a generously sized master bedroom, which benefits from a feature fireplace and fitted wardrobe, providing both an attractive focal point and useful storage. From here, steps lead down to the family bathroom, which has been thoughtfully arranged with a modern suite incorporating dual sinks and a shower. Continuing upwards, the second bedroom occupies the converted loft space and provides a charming additional bedroom with particularly attractive rear-facing views. This peaceful outlook allows the countryside setting to be appreciated from within the home and provides a lovely retreat for guests or could equally lend itself to a home office or dressing room, subject to individual requirements.

Externally, the property has on-road parking to the front, whilst the rear offers an easily maintained garden, predominantly laid with cobbles and stone for a low-maintenance finish. Planted borders and greenery add colour and interest, while the beautiful rear views provide an exceptional backdrop and reinforce the peaceful rural setting. With its traditional character, cosy living accommodation, attractive countryside surroundings and the considerable benefit of being offered with NO CHAIN, this charming cottage represents an excellent opportunity for couples looking to enjoy the character and tranquillity of village living whilst remaining within convenient reach of major transport links and nearby amenities.





































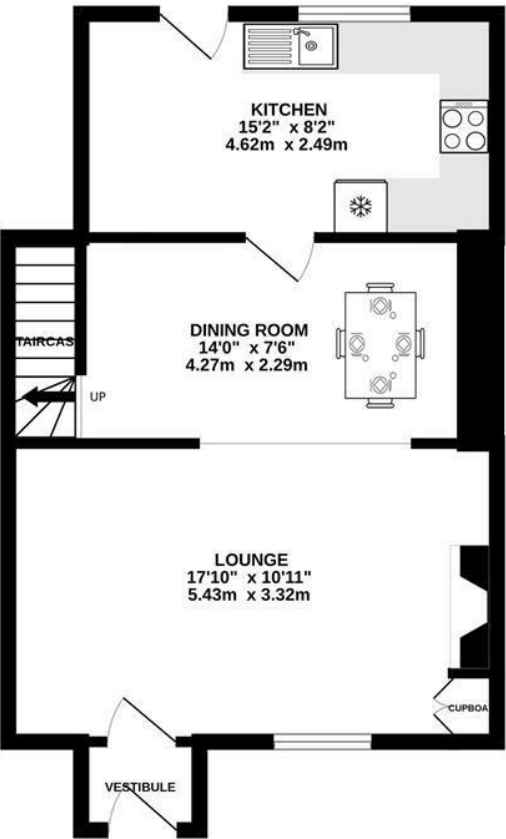




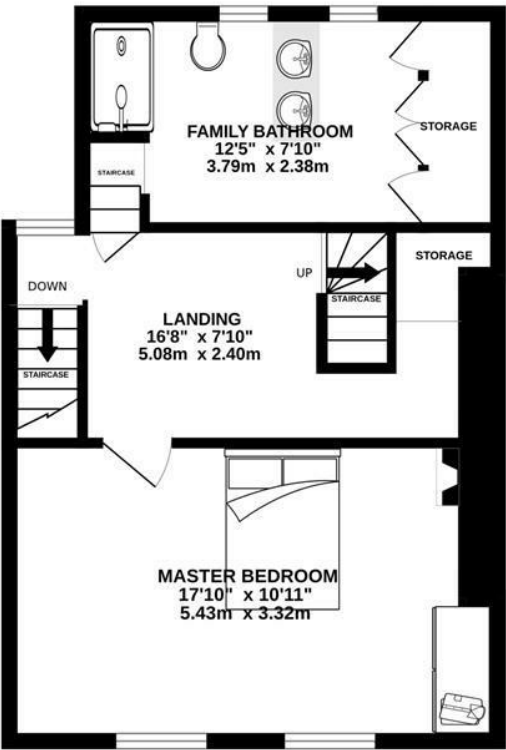


# BEN ROSE

GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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 <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 |           |

