



Birch Crescent, Hoghton, Preston

Offers Over £255,000

Ben Rose Estate Agents are delighted to bring to market this no chain four bedroom, semi detached property on an enviable corner plot in a much sought-after area of Hoghton. The home offers excellent ground floor and first floor living space, with the potential for the downstairs to be used as a part annex. It offers superb travel links to all major towns and cities in the area via the M61 and M65 motorways, whilst being in close proximity to Preston, Leyland and Chorley and superb schools and amenities.

Internally, the property briefly comprises of a welcoming entrance hall that leads into the main reception area/dining area. This space is ideal for a large family dining table to be placed with sliding door access to the garden. From here, you'll find the spacious lounge with feature gas fireplace and large front facing window bringing in ample natural lighting into the space. Moving back through the hall, you'll find the kitchen that offers space for freestanding appliances to be fitted as well as a breakfast bar for two people. The dining room then gives access to the family room. The fourth, downstairs bedroom is currently being used as a study/play room by the current vendors. You'll also find the newly fitted shower room on this floor offering beautiful grey tiling and contrasting white appliances.

The property also benefits from external CCTV throughout controlled via an app.

Moving upstairs, you'll find three good sized bedrooms, with the master benefitting from a large fitted wardrobe. You'll also find the three piece family bathroom on this floor with an over the bath shower as well as a separate WC.

Externally, the property benefits from a generous amount of seclusion via the tall mature hedging to the front. There is also a pathway leading up to the front door through the lawned front garden. To the rear is a flagged garden with side access to the garage. There is also access to the drive here for two cars.

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.





