



Coupe Green, Hoghton, Preston

Offers Over £239,950

REDUCED BY £10,000 EARLY VIEWING RECOMMENDED

Ben Rose Estate Agents are pleased to present to the market this two-bedroom, detached bungalow in the highly sought-after area of Hoghton. This home boasts an ideal location, offering excellent travel connections to major towns and cities in the region via the M61 and M65 motorways. Furthermore, it's conveniently close to Leyland and Chorley, with their excellent local schools, shops, and amenities.

In need of some modernisation, this would make the ideal project home, or buy to let investment.

Internally, the property comprises a welcoming entrance hall where you'll find access to all rooms. Located at the front of the home you'll find the spacious lounge with front facing window allowing for ample light and a large sofa set. Moving through you'll find two spacious double bedrooms and the three piece family bathroom/wet room.

Lastly, located to the rear, is the heart of the home, the extended kitchen/diner. Here you'll find ample worktops and room for freestanding appliances along with enough room for a large family dining table and views of the garden.

The kitchen/dining room provides external access to the rear via a set of patio doors.

Externally, the property features a generously sized easy to maintain lawn at the front, accompanied by a sizable driveway that provides off-road parking for multiple vehicles. The drive conveniently leads to a detached single garage for additional off road parking or storage needs.

Also to the rear, there is a good sized private garden comprising of both lawned and paved areas, ideal for outdoor seating.

The property also benefits from a new boiler fitted within the last 12 months.





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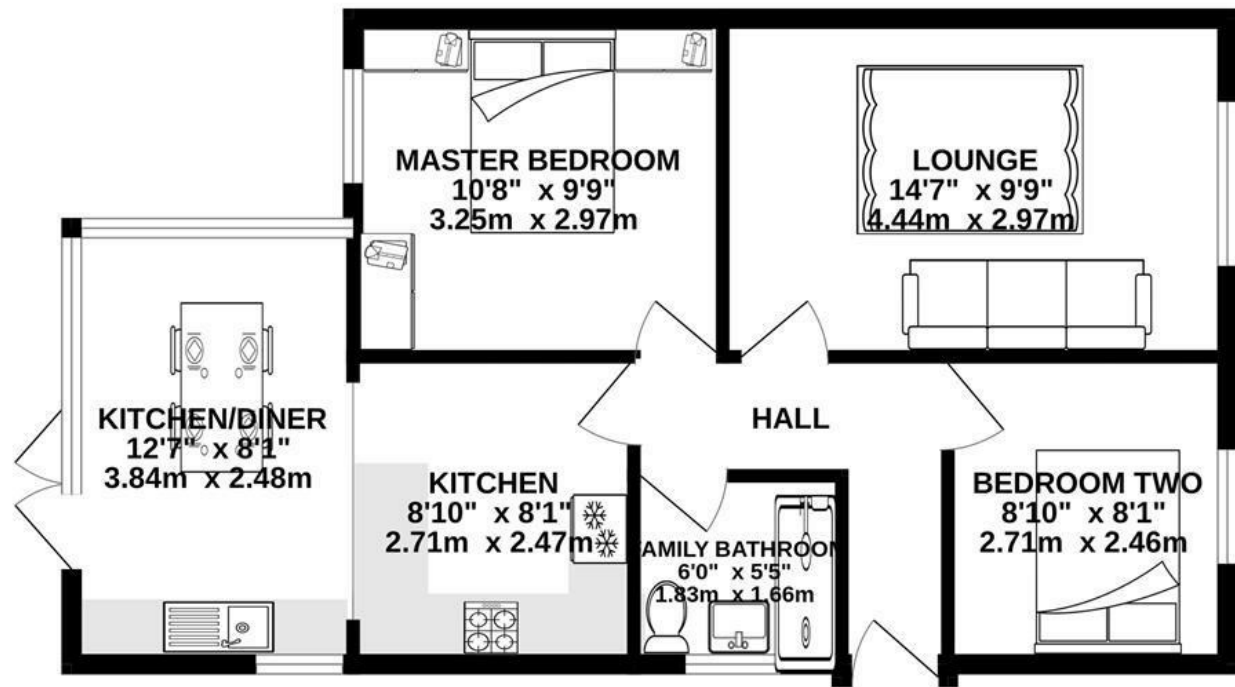






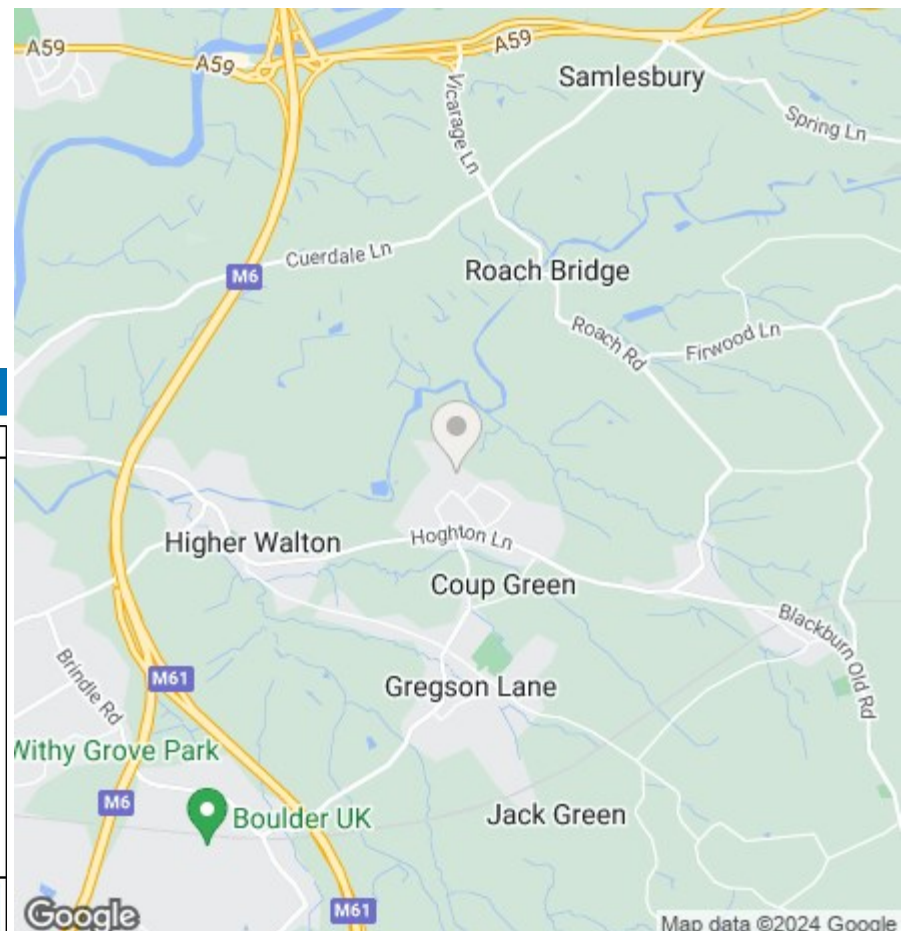


GROUND FLOOR 707 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.6 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	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
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