



Coupe Green, Hoghton, Preston

Guide Price £175,000

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.

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.





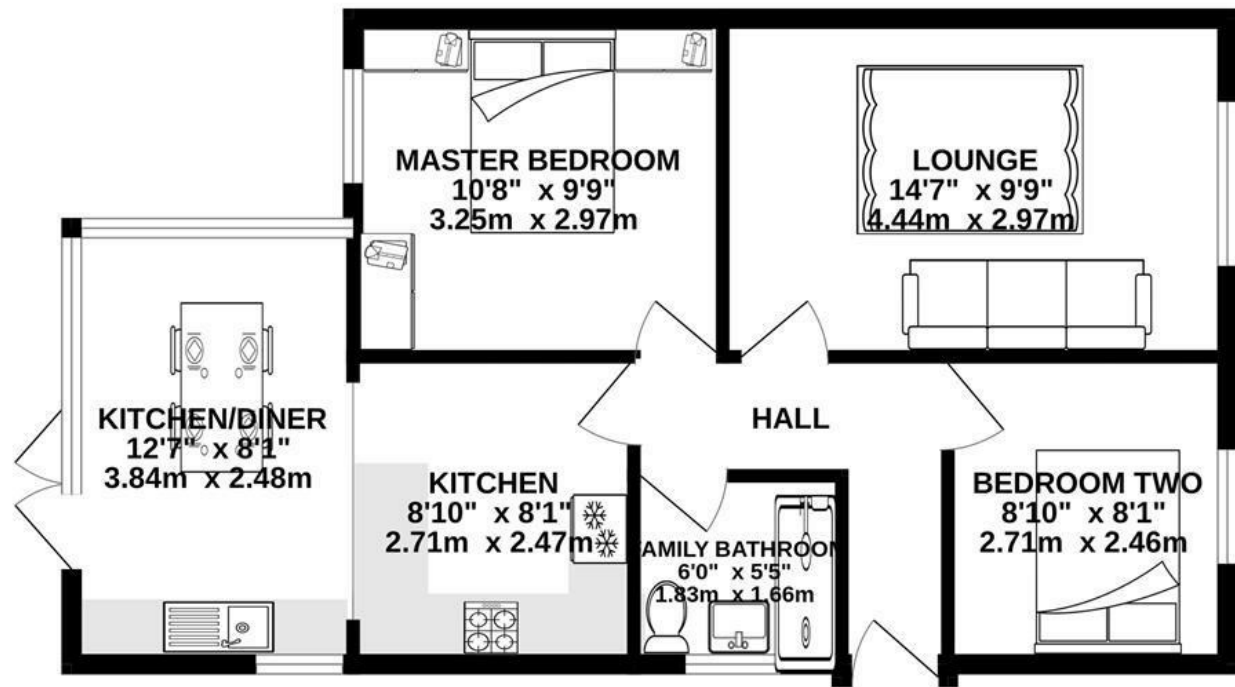






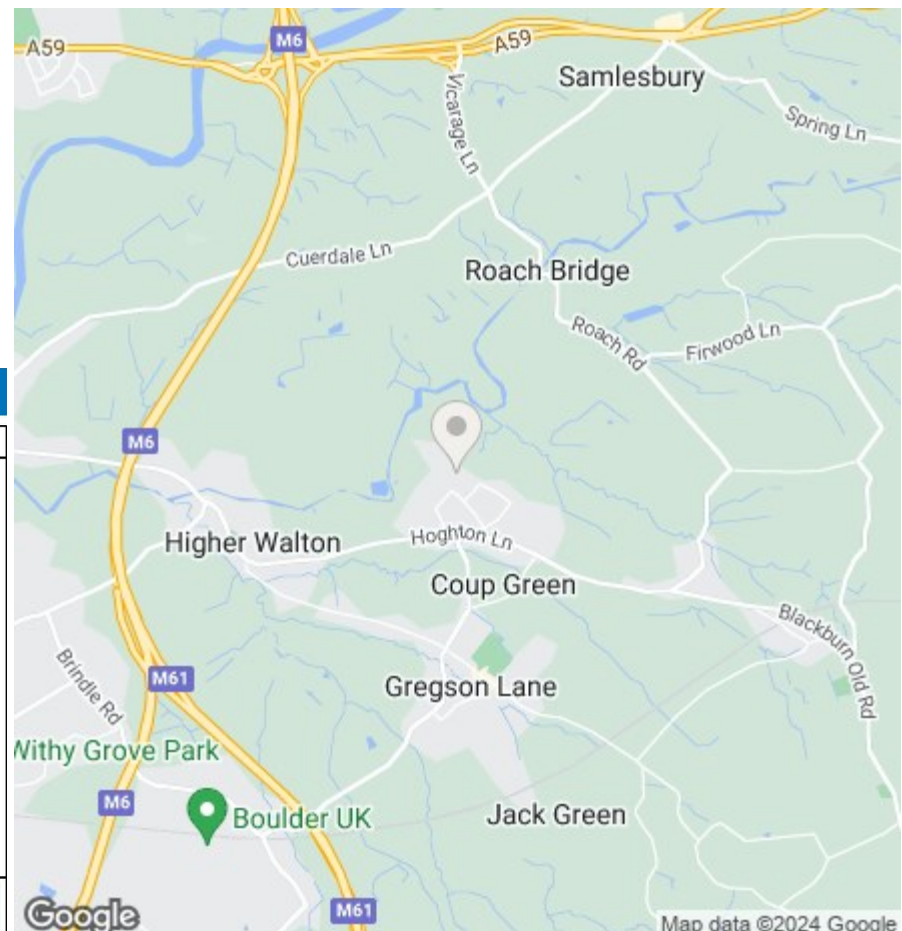


GROUND FLOOR 707 sq.ft. (65.6 sq.m.) approx.



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	83
(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	
67	
England & Wales	EU Directive 2002/91/EC