



Gregson Lane, Hoghton, Preston

Offers Over £139,950

Ben Rose Estate Agents are pleased to present to market this NO ONWARD CHAIN charming, three-bedroom cottage situated in the highly sought-after village of Hoghton. This lovely home is an ideal choice for first-time buyers or those seeking a cosy, character-filled cottage. Hoghton village offers a delightful living experience with easy access to Preston City centre and a range of local amenities. Commuting is a breeze, thanks to convenient local motorways such as the M6, M61 and M65. The cottage overlooks Gregson Lane Park, beyond which lie many miles of countryside footpaths.

As you step inside this delightful cottage, you're greeted by a welcoming entrance hallway that sets the tone for the warm and inviting atmosphere. The ground floor features a front lounge with a charming feature fireplace, perfect for cosy evenings. The kitchen, offering ample space for freestanding appliances, also provides access to the convenient under stair storage. Just off the kitchen, you'll find the dining room located towards the rear of the home, boasting ample space for a large dining table, with easy access to a large yard.

Moving to the first floor, you'll discover three well-appointed bedrooms, each offering comfort and character, with lovely views on to green space. The four-piece family bathroom offers a separate bath and shower, ensuring you have all the space and amenities you need for relaxation and daily routines.

The exterior of this cottage completes the package with a generous yard to the rear, featuring gated access for secure parking. The yard is versatile, southwest facing and not overlooked from the rear, offering a quiet, private outdoor leisure space. This home offers a perfect blend of cosy interiors and an exterior that provides both convenience and versatility, making it a truly desirable property in the heart of Hoghton. Don't miss the chance to make this charming cottage your own.



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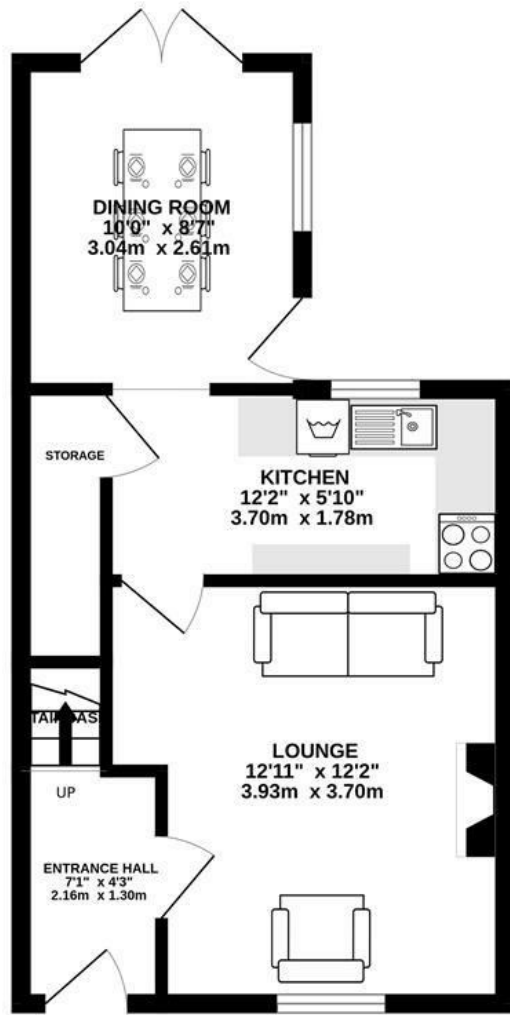






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GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.

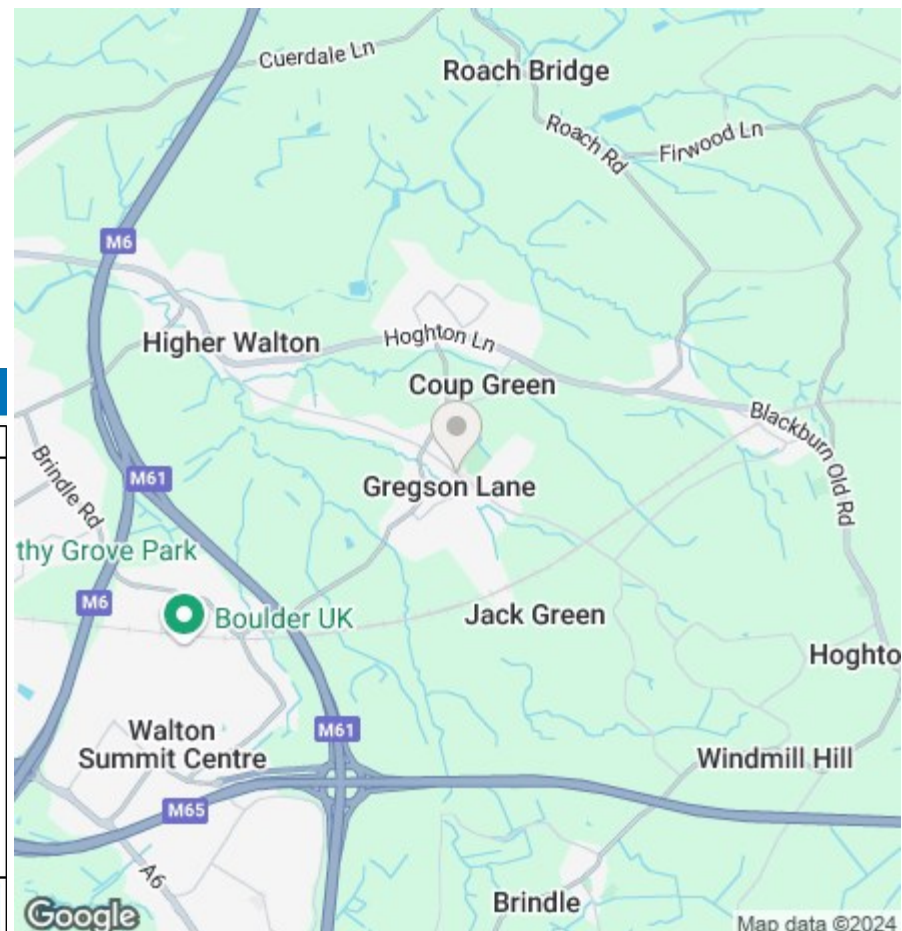


TOTAL FLOOR AREA : 738 sq.ft. (68.6 sq.m.) approx.

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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	