



## Alma Row, Hoghton, Preston

**Offers Over £129,950**

Ben Rose Estate Agents are delighted to bring to market this two-bedroom, mid-terraced property situated in a much sought-after area of Hoghton. This would make the ideal home for a first-time buyer or couple. The property offers great travel links to all major towns and cities in the area via the M61 and M65 motorways, while being in close proximity to Preston and Chorley and superb schools and amenities. Viewing at the earliest convenience is advised to avoid disappointment.

Internally, upon entering, you are greeted by a good-sized lounge featuring a front-facing window and built-in storage. The lounge seamlessly flows into the modern kitchen, equipped with an integrated hob/oven and ample room for a breakfast bar. From here, you can access the stairs leading to the upper floors, the rear yard, and the family bathroom which includes a bath.

Ascending to the first floor, you will find two double bedrooms. The master bedroom spans the width of the home, offering generous space, while the second bedroom features integrated storage space, maximising functionality.

Externally to the rear a yard with gated access to the lane behind, providing convenience and security with on-road parking to the front, ensuring easy access for residents and guests alike. This property presents an excellent opportunity for those seeking a well-connected yet comfortable home in a desirable location.

Don't miss out on the chance to make this renovation project your dream home. Contact us today to arrange a viewing!

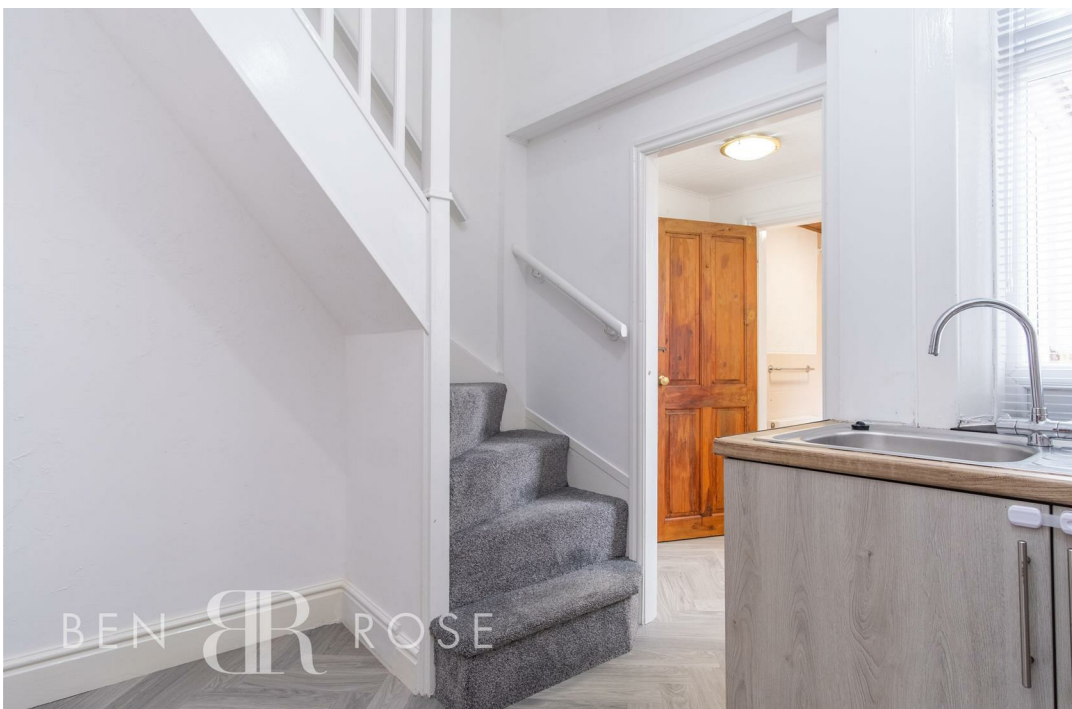


















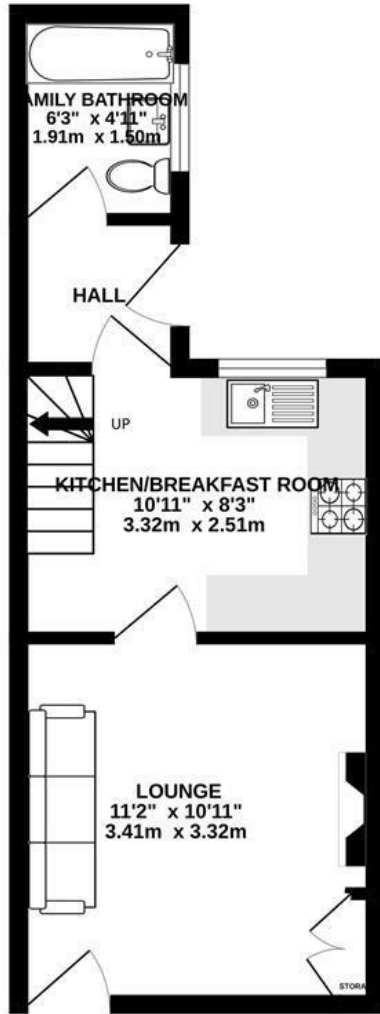




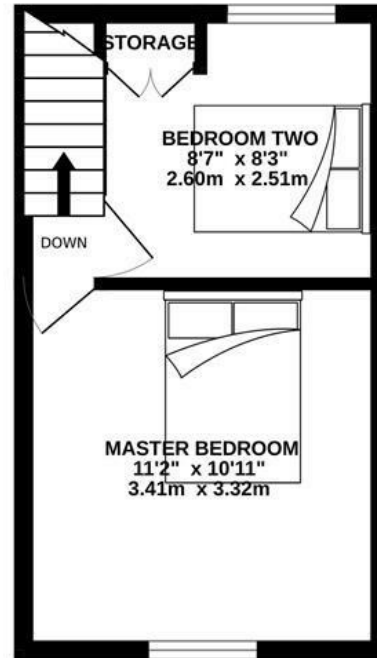




GROUND FLOOR  
262 sq.ft. (24.3 sq.m.) approx.



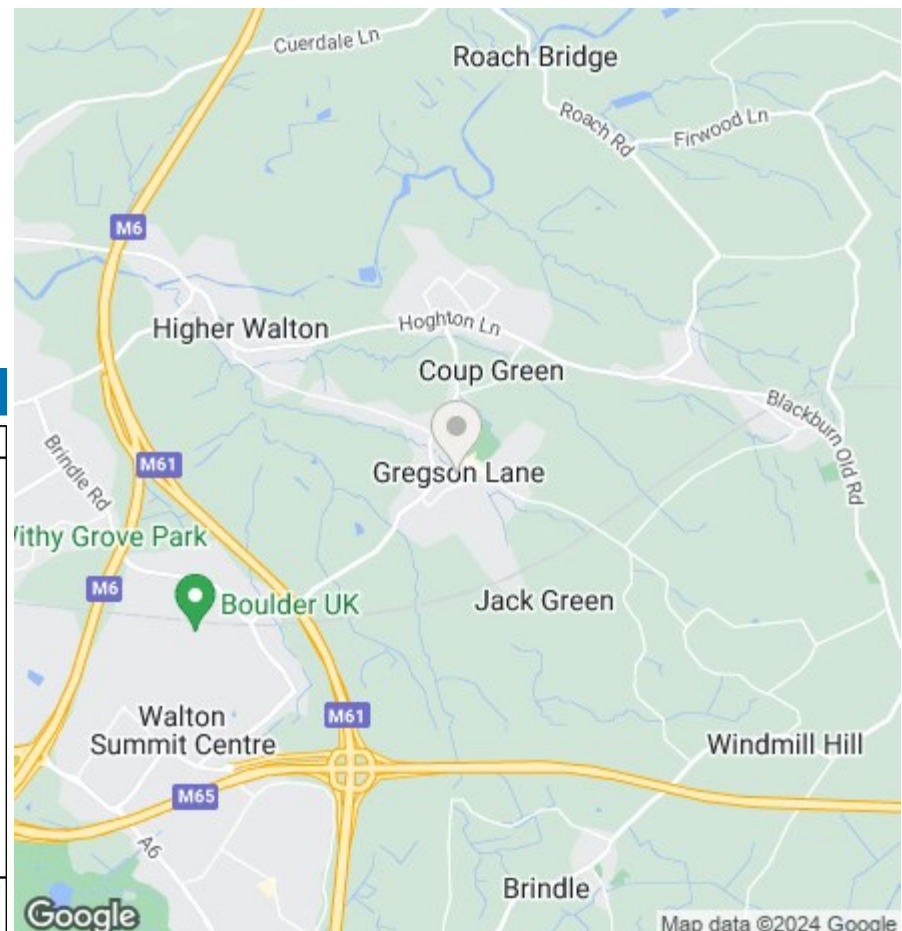
1ST FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 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) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	