



**Arrowsmith Close, Hoghton, Preston**

**Offers Over £184,950**

Ben Rose Estate Agents are pleased to present to market this newly renovated, two-bedroom bungalow situated towards the end of a quiet cul-de-sac in Hoghton. This beautiful home is being presented with NO ONWARDS CHAIN and would be perfect for first-time buyers or couples looking to be near a countryside location. Surrounded by picturesque walks and local amenities, it offers both tranquility and convenience. With excellent travel links via local bus routes and the nearby M6, M61, and M65 motorways, commuting is made easy.

Walking through the property, you are greeted by an inviting entrance hall leading to a spacious front lounge adorned with a feature fireplace, perfect for cozy evenings. The main hallway provides access to the remaining rooms, including the modern fitted kitchen equipped with an integrated oven and space for other freestanding appliances. It is worth noting that the fridge-freezer, cooker/hob and washing machine are all brand new and included in the price. Conveniently, there is access to the driveway from the kitchen. Additionally, two bedrooms and a modern shower room complete the interior layout.

Externally, the property has a gated driveway at the front with space for up to three cars, extending down the side of the home. A single garage situated at the rear provides further parking or storage options. The rear garden, of a good size, features a lawn, offering a delightful outdoor space.

In summary, this charming bungalow offers not only a comfortable and modern living space but also the convenience of a sought-after location, making it an ideal choice for those seeking a peaceful yet accessible home.











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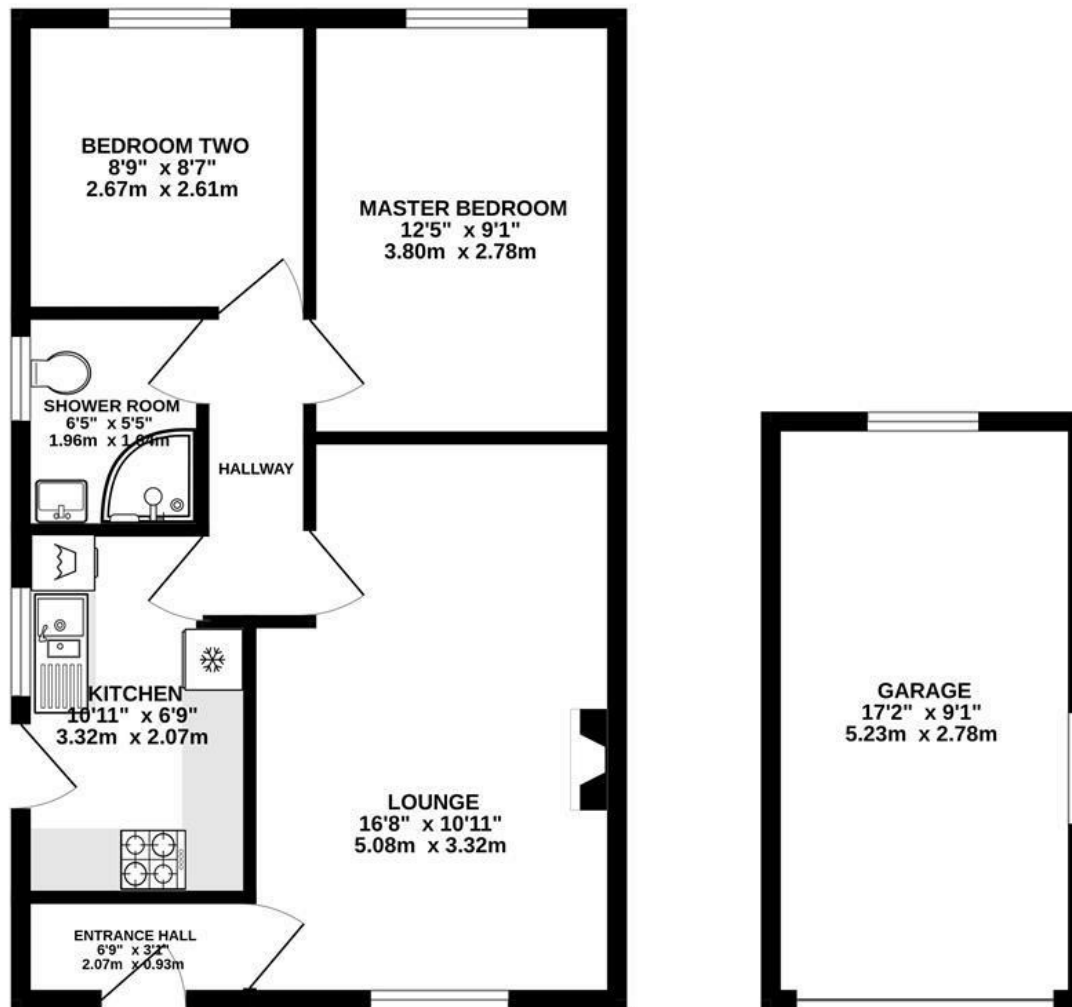


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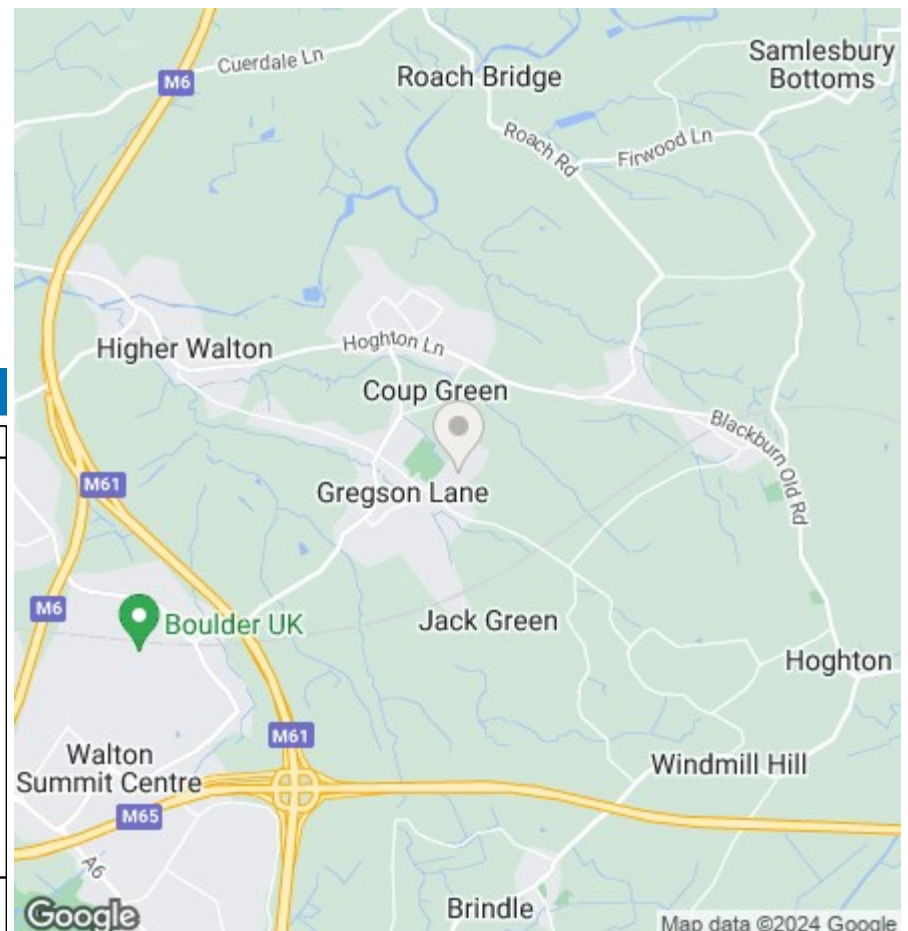
GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 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>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</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	