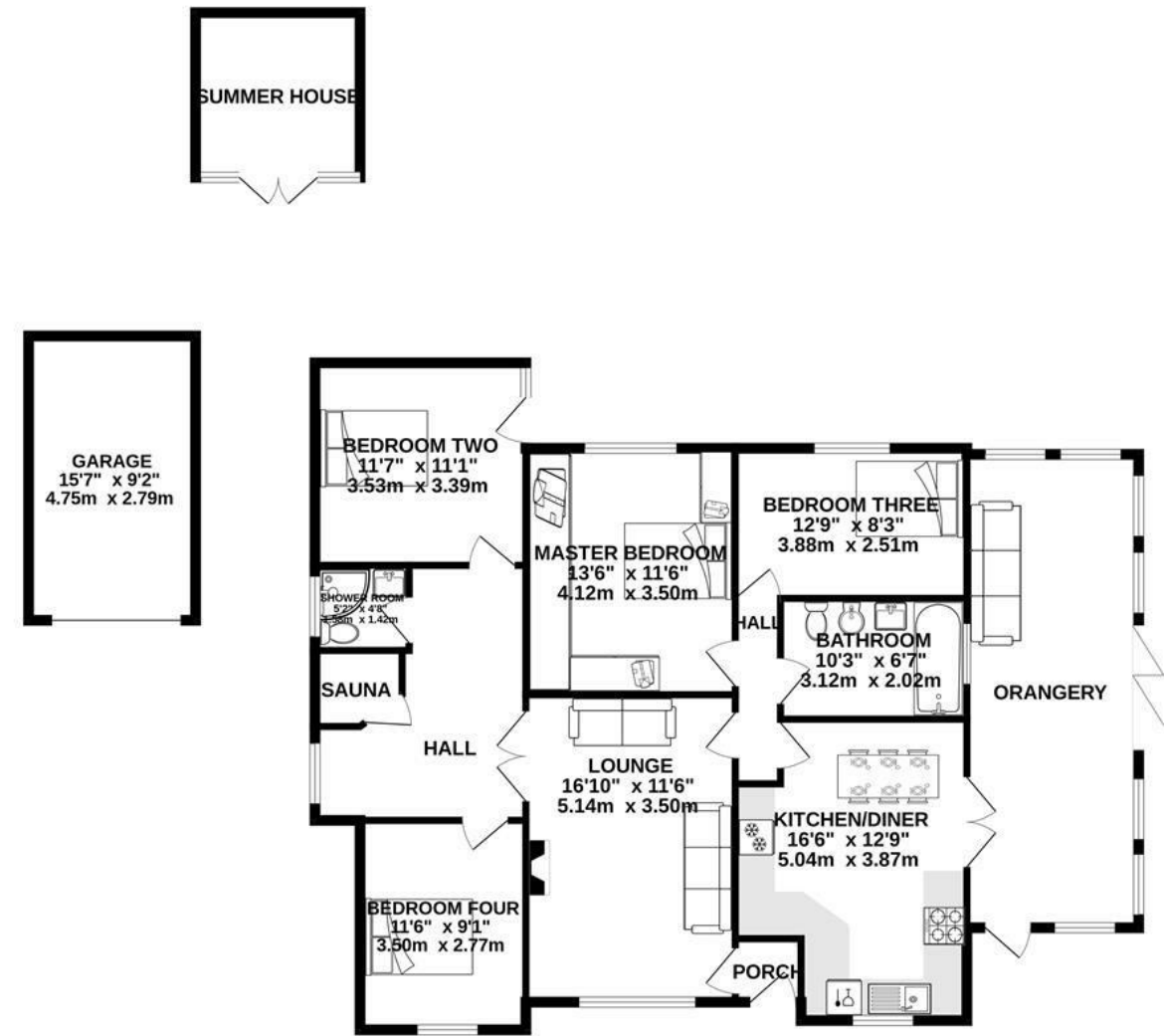


GROUND FLOOR  
1605 sq.ft. (149.2 sq.m.) approx.



TOTAL FLOOR AREA: 1605 sq.ft. (149.2 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>83</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 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>  | <b>83</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 |



BEN  ROSE



**Knowsley Close, Houghton, Preston**

**Offers Over £375,000**

Ben Rose Estate Agents proudly presents this deceptively spacious detached bungalow nestled in a family-friendly cul-de-sac in the heart of Houghton, Preston. Ideal for a growing family, this property offers abundant versatile living spaces. Its strategic location ensures excellent connectivity to major towns and cities through the nearby M61 and M65 motorways. Close proximity to Preston, Leyland, and Chorley adds convenience, along with access to superb schools and amenities. Early viewing is highly recommended to secure this promising home.

Upon entering the property, you are greeted by an inviting entrance porch leading seamlessly to the spacious lounge. The lounge benefits from a large south facing window allowing for an abundance of light and a cozy fireplace. Acting as a central hub, the lounge connects to various rooms within the home.

A spacious hall branches off from the lounge, hosting a convenient sauna and shower room, along with sizeable bedrooms two and four, both offering ample space and versatility. Bedroom two also provides direct garden access through a single door.

Continuing through the second hall leads to the modern kitchen/dining room, complete with integrated appliances, an abundance of wall and base units and enough room for a large family dining table, this delightful space offers direct access to the charming orangery. The orangery is versatile in use and would make the ideal family room, or playroom with views of and access to the rear garden.

A four-piece family bathroom and two additional double bedrooms, including a master with fitted wardrobes, complete this level's accommodation.



