



## **Burnlea Grove, Alma Row, Hoghton, Preston**

**Offers Over £185,000**

Ben Rose Estate Agents are pleased to present to market this lovely, two-bedroom terrace cottage situated in the sought-after village of Hoghton. This cosy home offers traditional features throughout, including a charming loft room. Ideally suited for first-time buyers, the property benefits from easy access to Bamber Bridge and Preston city centre. Local shops and amenities are right on the doorstep, along with convenient bus routes and nearby motorways, making it a perfect blend of quaint village life and urban connectivity.

Upon entering the home, you are greeted by a welcoming entrance hall that sets the tone for the rest of the property. The lounge features a beautiful log burner, bespoke shelving, and traditional beamed ceilings, creating a warm and inviting atmosphere. An open staircase adds a touch of modernity while maintaining the home's traditional charm. The spacious dining room easily accommodates a large dining table and seamlessly opens into the modern kitchen. The kitchen is well-equipped with integrated appliances, including an oven, and boasts a central island with a breakfast bar for up to three people, making it an ideal space for entertaining.

Moving to the first floor, you will find two well-appointed bedrooms. The master bedroom is of a generous size and retains its original fireplace, adding a touch of character. The second bedroom offers versatility for guests or as a home office. The three-piece family bathroom caters to the needs of the household. Above, the loft room offers a variety of uses, whether as an additional bedroom, office, or storage space, complete with integrated storage solutions.

Externally, the property offers on-road parking and a charming front garden with shrubs and a path leading to the front door. The rear garden is a good size and features a patio area, perfect for outdoor dining, leading up to a lawn. At the far end of the garden, you will find a handy shed for additional storage.

This delightful cottage seamlessly blends traditional charm with modern conveniences, making it an ideal home for those looking to enjoy village life with easy access to urban amenities.

















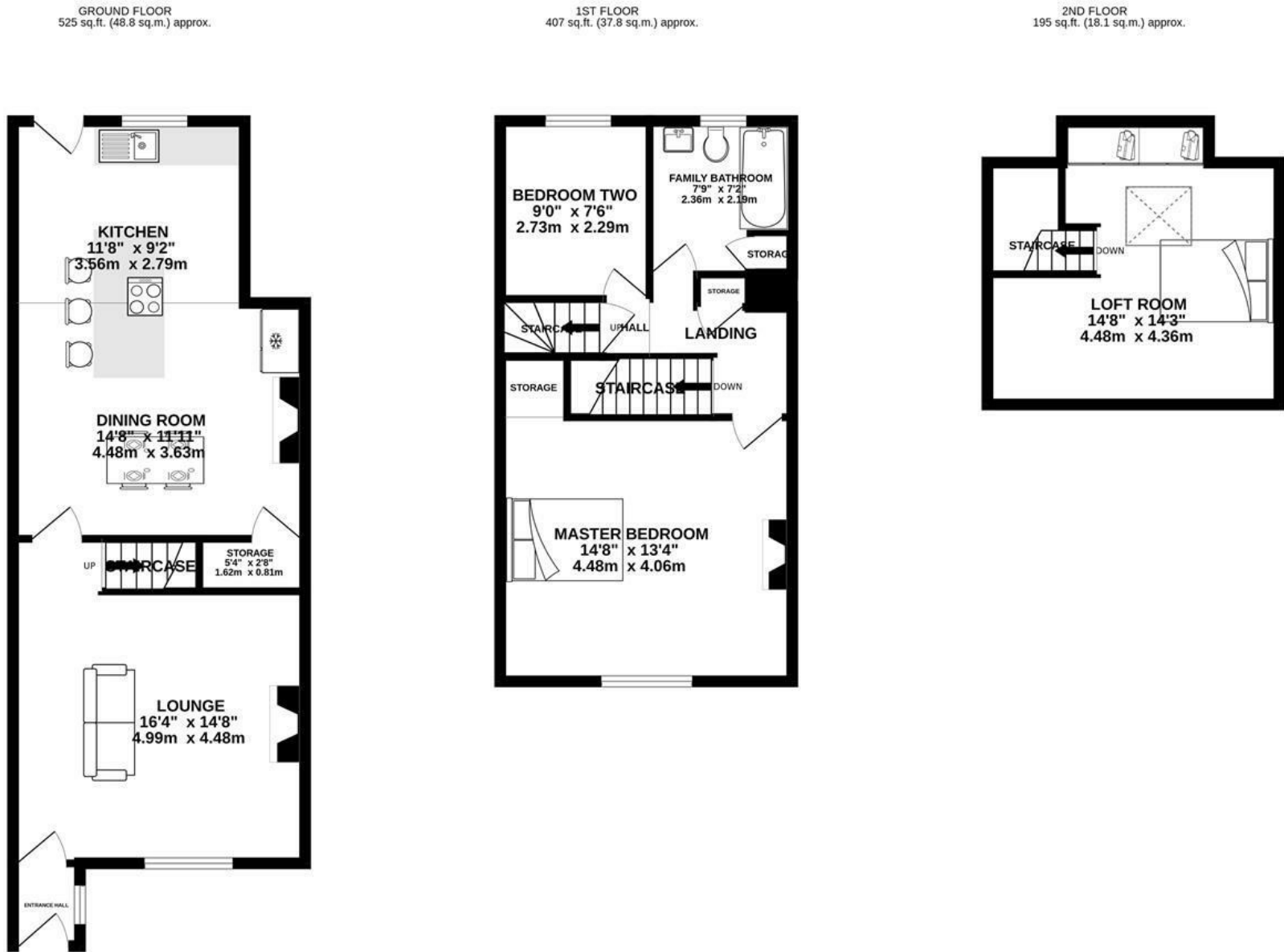












TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.

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>79</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>53</b>	
<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>79</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>	
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