



Cartmell Drive, Hoghton, Preston

£179,950

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom, semi detached bungalow situated on a quiet road in the much sought-after village of Hoghton, Preston. This would make the ideal home for a first time buyer, couple or small family. Ideally placed in a semi-rural location, the property is still within easy reach of local shops and amenities and benefits from excellent travel links via local bus routes and the M6, M61, and M65 motorways.

Internally you'll enter into the porch with integrated storage and access to the lounge. The lounge is generous in size and benefits from a large front facing window for ample light and feature gas fireplace. Continuing through you'll enter into the hall. It is from here that access to the remainder of rooms can be found.

To the rear lie two good sized bedrooms, with the master a spacious double comprising of fitted wardrobes. Bedroom two will comfortably accommodate a single bed and is currently being used as a home office/study.

Moving back towards the front of the home lies the three piece family bathroom with bath and over the bath shower and access to the kitchen.

The kitchen is of a good size with ample wall and base units and both integrated and freestanding appliances. Access to the side of the home and rear garden can be found here.

Externally, the property boasts a good-sized landscaped garden to the rear. The garden features lawn, patio and decking areas ideal for outdoor relaxation and entertaining. A single detached garage can also be found here. At the front, the driveway offers off-road parking for two/three cars off road leading

Full of character and charm, and with a recent roof replacement, and boiler, this bungalow presents a unique opportunity to create a personalised living space in a highly desirable location.



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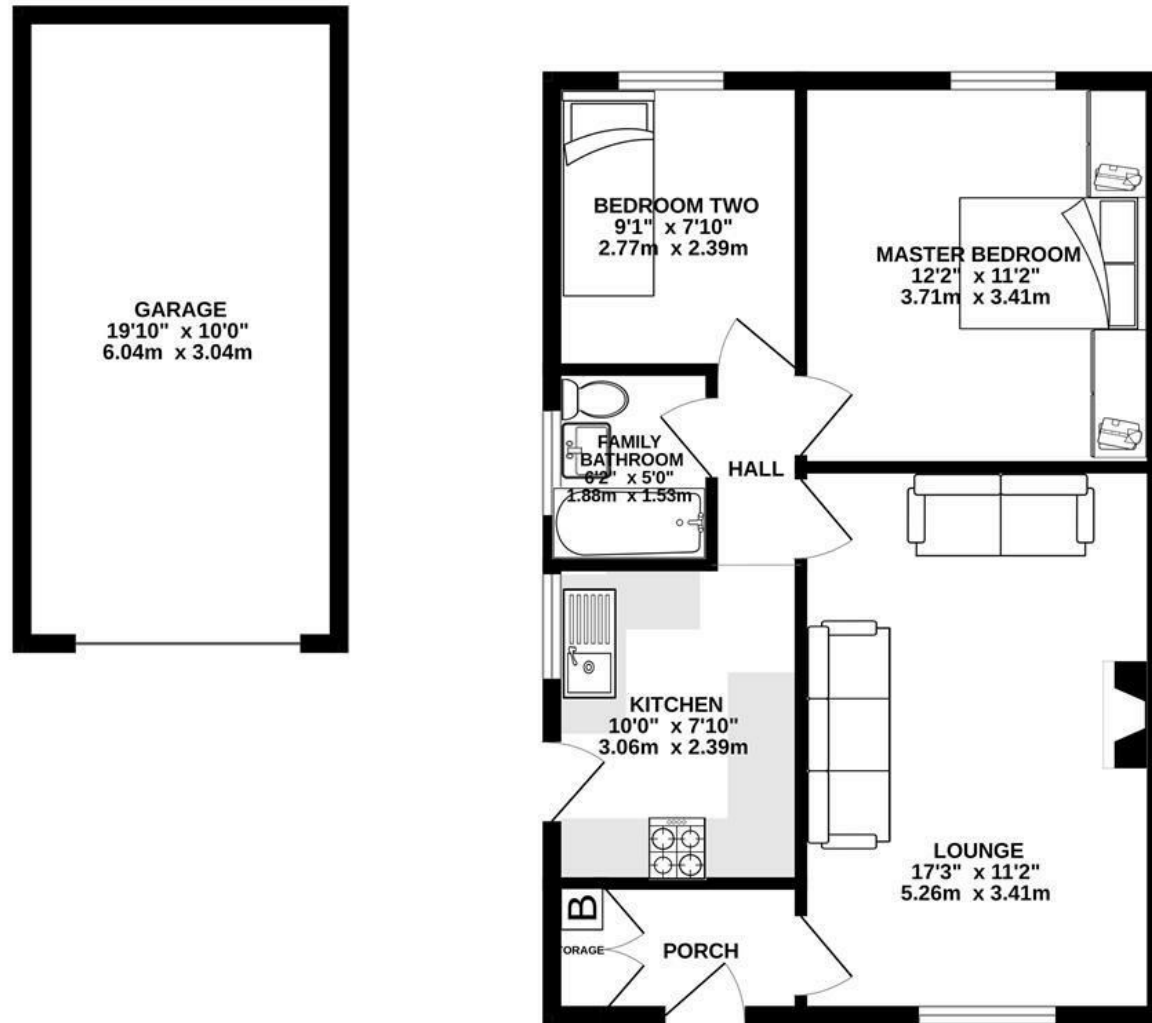








GROUND FLOOR
752 sq.ft. (69.9 sq.m.) approx.

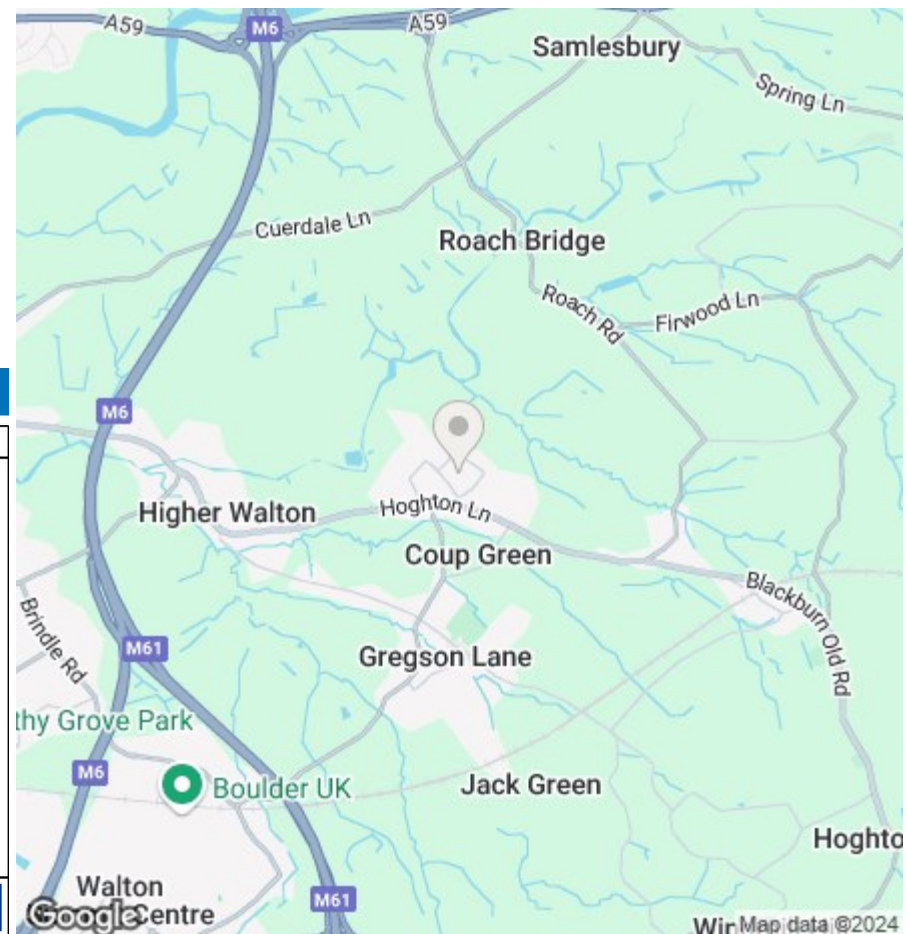


TOTAL FLOOR AREA : 752 sq.ft. (69.9 sq.m.) approx.

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		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	