



Hayfield Avenue, Hoghton, Preston

Offers Over £195,000

Ben Rose Estate Agents are pleased to present to market this delightful NO CHAIN three-bedroom, semi-detached home located in the charming village of Hoghton, Preston. This well-maintained property offers an excellent opportunity for families and first-time buyers alike, boasting a versatile layout and a prime location. Situated close to local amenities, including schools and shops, the home also benefits from excellent travel links, with easy access to the M65 and M6 motorways, making it perfect for commuters.

Upon entering the property, you are welcomed into the kitchen, featuring ample storage space and an additional cupboard for convenience. The kitchen provides access into the spacious dining room, which is perfect for entertaining and boasts French doors that open out to the rear garden, filling the space with natural light. From the dining room, you can access the cozy family room, ideal for use as a playroom, office, or additional living area. The dining room also leads to the bright and airy lounge, with a large window that overlooks the front of the property, providing a warm and inviting atmosphere. Stairs to the first floor are also conveniently located in the dining room.

The first floor offers a spacious landing that connects to three well-proportioned double bedrooms, all beautifully presented and perfect for family living. The family bathroom is also accessed from the landing and includes an additional storage room, offering plenty of space for linens and essentials.

Externally, the property features a driveway with space for two cars, leading to a detached garage, providing ample parking and storage options. The front garden is neatly maintained, enhancing the curb appeal of the home. The rear garden is a standout feature, well-kept and offering a peaceful outdoor space. With the added benefit of being offered with no chain, this property is ready to become a beautiful family home.











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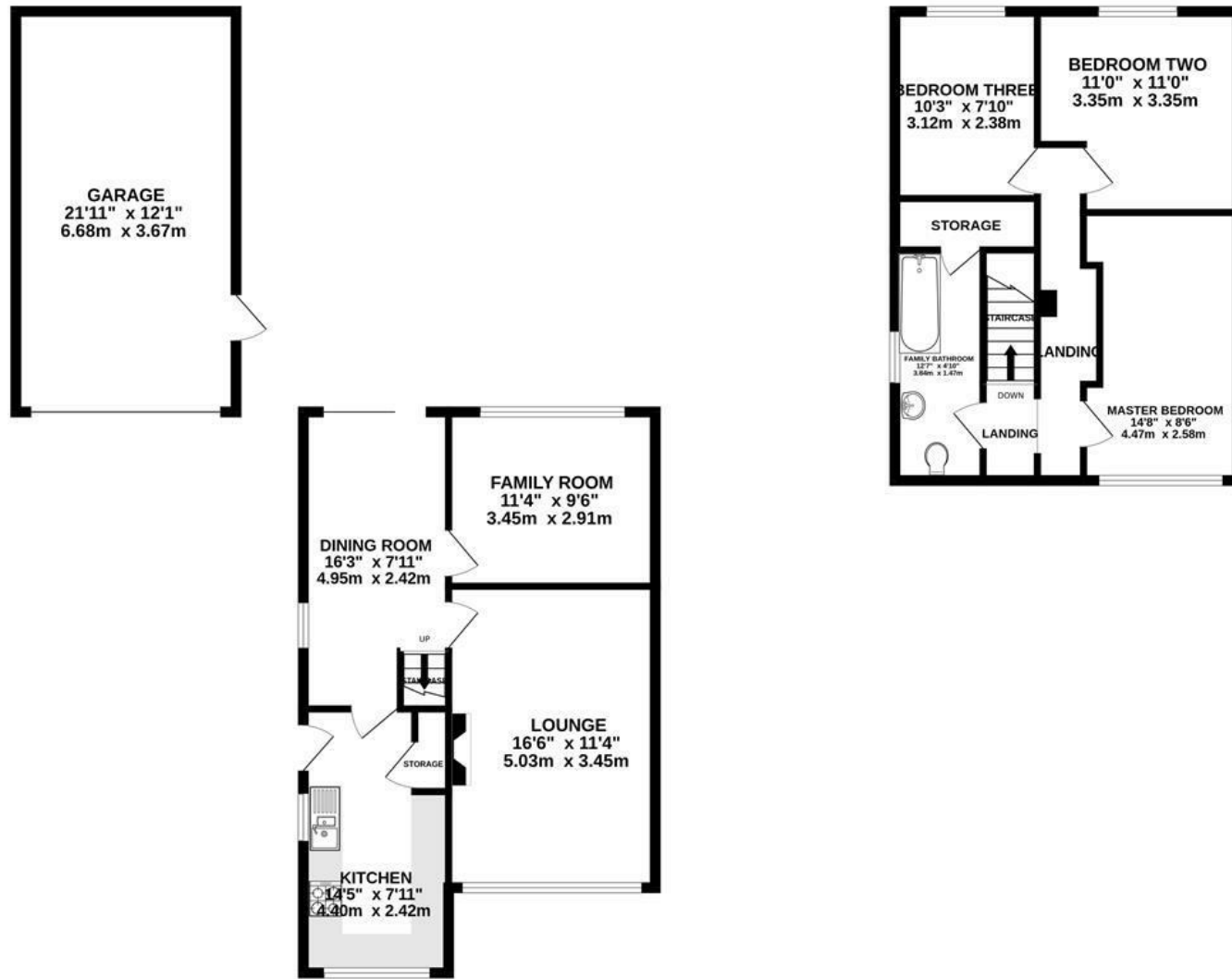
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GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.

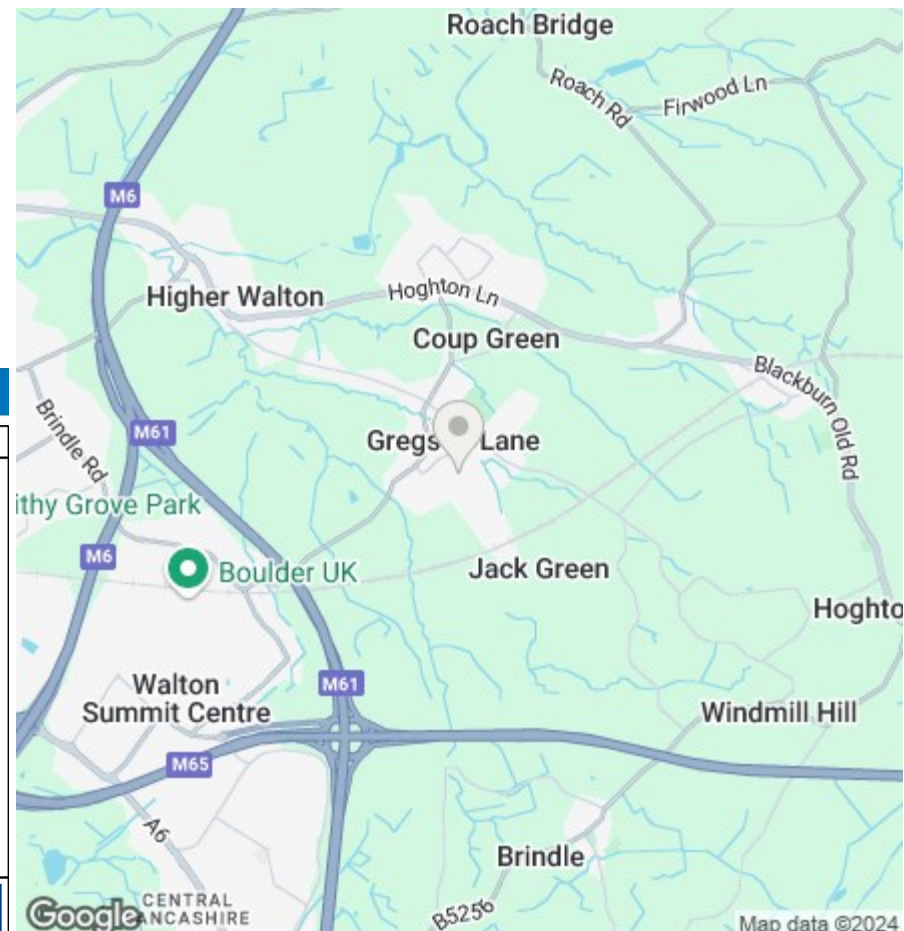
1ST FLOOR
481 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.9 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			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(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	