



Woodhall Crescent, Hoghton, Preston

Offers Over £279,950

Ben Rose Estate Agents are pleased to present to market this stunning three-bedroom, link-detached property, located on a peaceful cul-de-sac in the scenic area of Hoghton, Preston. Perfectly suited for families, this beautifully maintained property offers a harmonious blend of style and practicality. The home is within walking distance of a charming pub and primary school, as well as only being a short drive to Bamber Bridge and all its amenities, ensuring all your daily needs are met. For commuters, the property boasts excellent travel links, with easy access to Preston City Centre, nearby bus routes, and major motorways such as the M60, M61, and M65, making it an ideal location for those looking for a quiet yet well-connected area.

As you enter the home, you are welcomed by an entrance hall that provides access to the stairs and lounge. The lounge is a large versatile space that enjoys plenty of natural light from the large front-facing window, as well as featuring a modern yet homely fireplace. Off from the lounge is the dining room, with ample space for a large dining table and chairs, also with a front facing window. Further into the house is the bright and spacious kitchen with integrated hob/ oven and room for freestanding appliances. The kitchen receives a huge amount of light thanks to the interior window looking into the garden room. Accessed via a set of double doors, this room is a true suntrap with one hundred and eighty degree views of the well maintained garden.

Moving upstairs, the first floor boasts three spacious double bedrooms. The Third bedroom is particularly noteworthy, having been fitted with floor to ceiling mirrored wardrobes across one entire wall. The master bedroom benefits from a smaller yet still practical built-in wardrobe. Finishing this floor is the family bathroom, complete with a three-piece suite and over-the-bath shower. There is also a handy airing cupboard off the landing for additional storage.

Externally, the property features an ample driveway providing off the road parking. To the rear, you'll find a beautifully well kept garden with paved, and lawned area, as well as a convenient integrated store for all your outdoor appliances. Overall, this stunning family home has clearly been well maintained by the owner and offers an excellent opportunity for those seeking both comfort and convenience in a desirable location.









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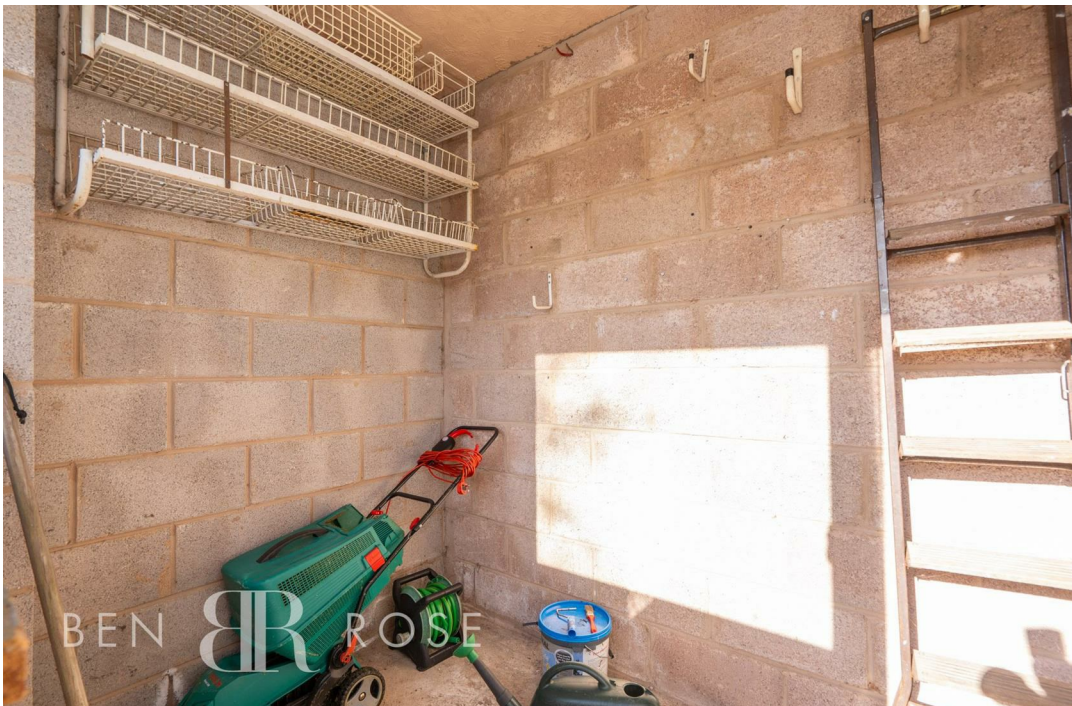


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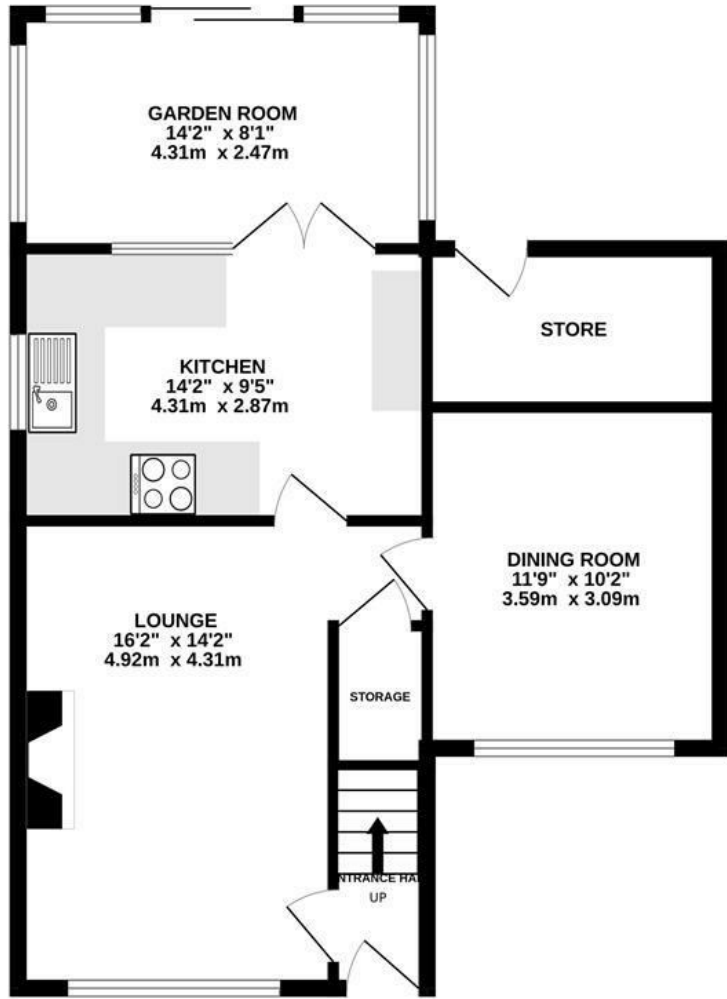




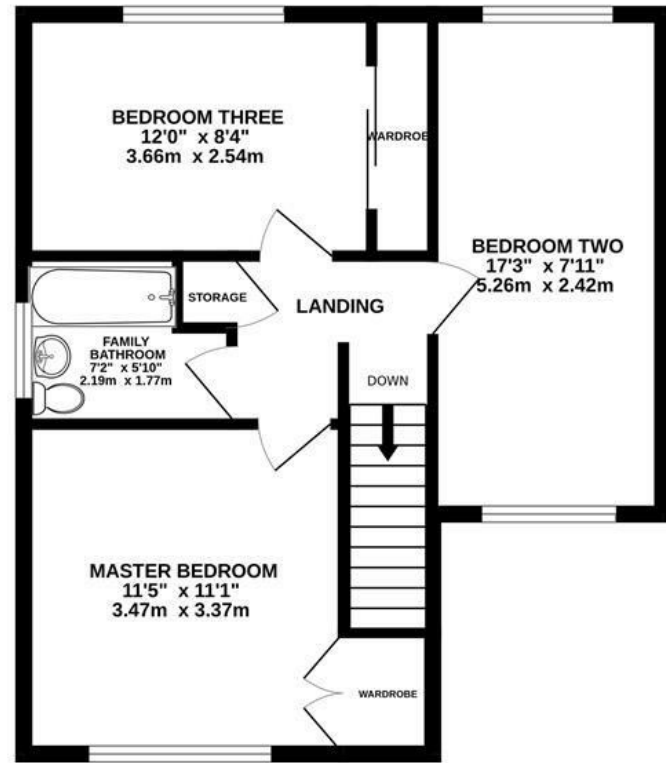




GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.

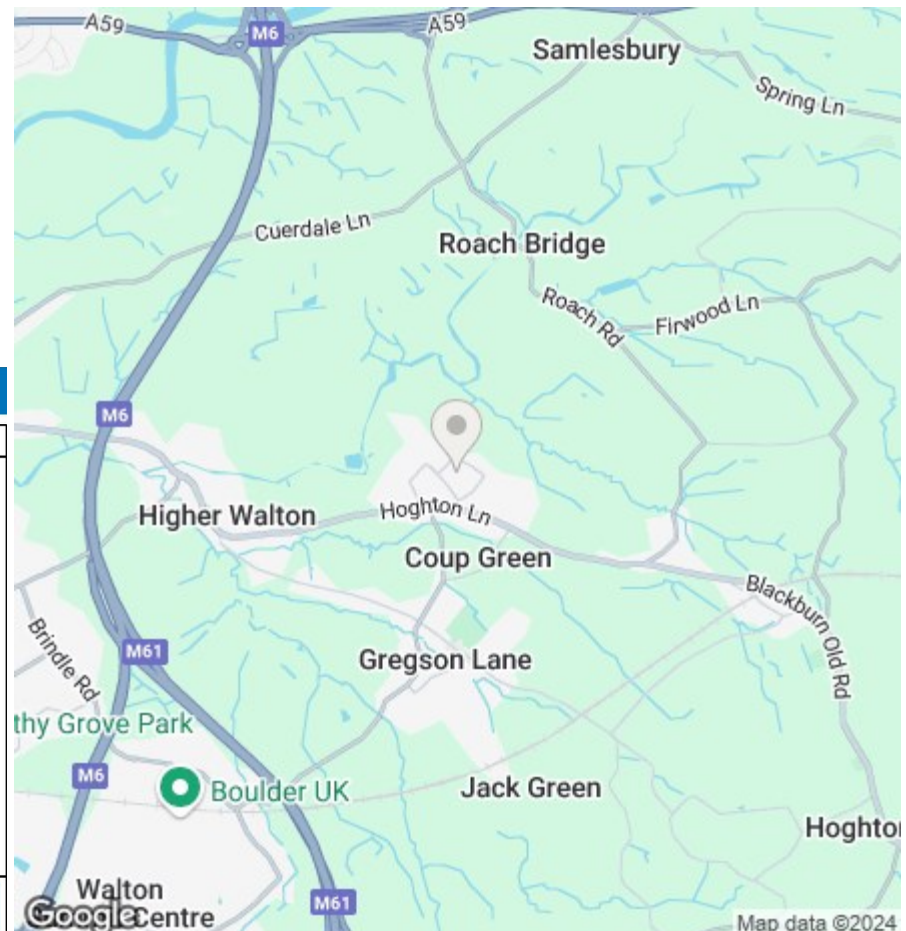


TOTAL FLOOR AREA: 1140 sq.ft. (105.9 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	84
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	