



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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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Hayfield Close, Hoghton, Preston

Offers Over £189,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom home, ideally situated in the desirable village of Hoghton, Lancashire. Perfect for first-time buyers, this property offers a great blend of countryside living while being well-connected to nearby towns and cities. Located just a short drive from the M65 and M6 motorways, and with convenient access to local bus routes, this home offers excellent travel links for commuting. Amenities such as schools, shops, and cafes in nearby Preston and Chorley are also within easy reach.

Upon entering the property, you're greeted by a welcoming reception hall that provides access to the main living spaces. To the front is a spacious lounge with a feature fireplace, creating a cosy setting for relaxation. Moving further into the home, the open-plan kitchen/diner sits at the rear, featuring ample worktop space and sliding doors that lead directly into the garden, bringing in plenty of natural light. There is also convenient access to the integrated garage from the hallway, providing additional storage or utility space.

Upstairs, the first floor houses three well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes, offering generous storage space, while the remaining two bedrooms are ideal for a growing family or home office setup. The family bathroom is finished in a modern style and includes a three-piece suite with an over-the-bath shower, perfect for relaxing after a long day.

Externally, the home features a driveway with space for up to four cars, leading to a single integrated garage. The rear garden is secluded and offers a tranquil retreat with a dedicated seating area, perfect for outdoor dining or entertaining, along with plant beds. Overall, this property presents an excellent opportunity for first-time buyers seeking a well-located, move-in-ready home.



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			
(69-80) C			
(55-68) D			
(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			
(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	

