



Mintholme Avenue, Hoghton, Preston

Offers Over £119,995

Ben Rose Estate Agents are pleased to present to market this lovely Three-bedroom semi-detached bungalow nestled away on a quiet cul de sac on the outskirts of Hoghton. This home is ideal for someone seeking a property that lends itself to modernisation and ample opportunity for development. The house provides practicality being situated only a five-minute drive from Bamber Bridge and its amenities, schools and supermarkets. The nearby train station and easy access to the M6 and M65 motorways make this house a great choice for those needing to commute as well.

As you step into the property, you are greeted by a porch leading into the spacious and cosy lounge with a front-facing window that leads you into the hall providing access to the rest of the house. Moving further in, you will find the kitchen. This space could easily be redesigned to accommodate a large kitchen and provides side access to the drive. Continuing down the hall, you will find the three well-appointed bedrooms, the master easily hosting a large double bed. Finishing the ground floor is the family bathroom featuring an integrated bath.

Moving outside, the property boasts a good-sized garden with lots of privacy. The ample-sized drive provides space for several cars as well as a sizable garage that could provide a versatile space.

Overall, this charming bungalow offers a wonderful opportunity to create your cosy dream home in a desirable and quiet location, with a wide opportunity for development. Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.











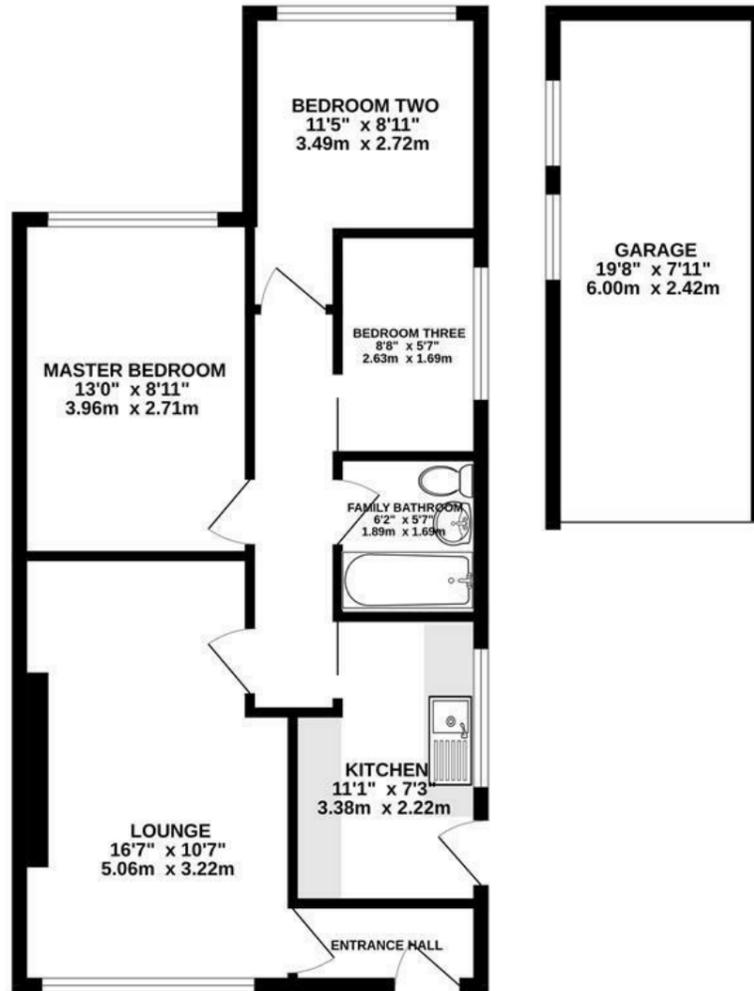
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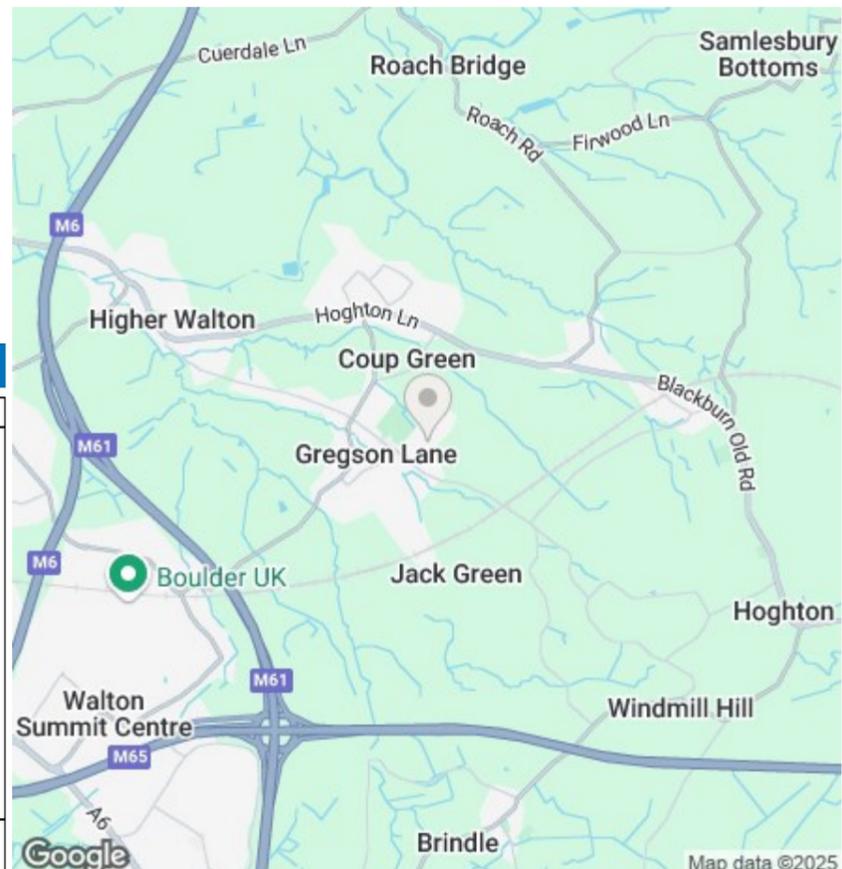
GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86
(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	
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England & Wales	EU Directive 2002/91/EC