



Grange Drive, Hoghton, Preston

Offers Over £227,500

Ben Rose Estate Agents are delighted to present to the market this three-bedroom detached bungalow, situated in a quiet residential area within the highly sought-after village of Hoghton. This charming home is ideal for those looking to enjoy single-storey living in a peaceful yet well-connected setting.

Hoghton is a picturesque semi-rural village, renowned for its scenic countryside walks and excellent connectivity to nearby towns such as Preston, Chorley, and Blackburn. Convenient travel links, including the M6 and M65 motorways, make commuting across the North West straightforward. Additionally, nearby train stations at Bamber Bridge and Preston offer direct services to Manchester and beyond. Local amenities, including shops, cafes, and the historic Hoghton Tower, provide both practicality and leisure, all within easy reach.

Upon entering the property, you are welcomed into the entrance hallway, which provides access to the majority of the rooms. To the right, you'll find a generous lounge featuring a charming fireplace and a large window overlooking the front aspect. Continuing through, you'll enter the modern kitchen, equipped with an integrated oven, hob, and dishwasher, along with additional space for freestanding appliances. A single door from the kitchen provides access to the side of the property.

Back through the hallway, you'll find three well-proportioned bedrooms. Bedroom three benefits from fitted wardrobes and additional storage, making it an ideal dressing room. Also off the hallway is a stylish three-piece shower room.

Completing the internal accommodation is the bright and airy conservatory at the rear. This versatile space is perfect as an additional sitting room, dining area, or both. It also offers lovely views and access to the rear garden.

Externally, the front of the property boasts a beautifully maintained garden and a private driveway providing off-road parking. The driveway extends through double gates to the side, leading to a single detached garage at the rear.

The generously sized rear garden features a flagged patio, a tranquil pond, and an array of established plants and trees—creating a peaceful and relaxing outdoor space.







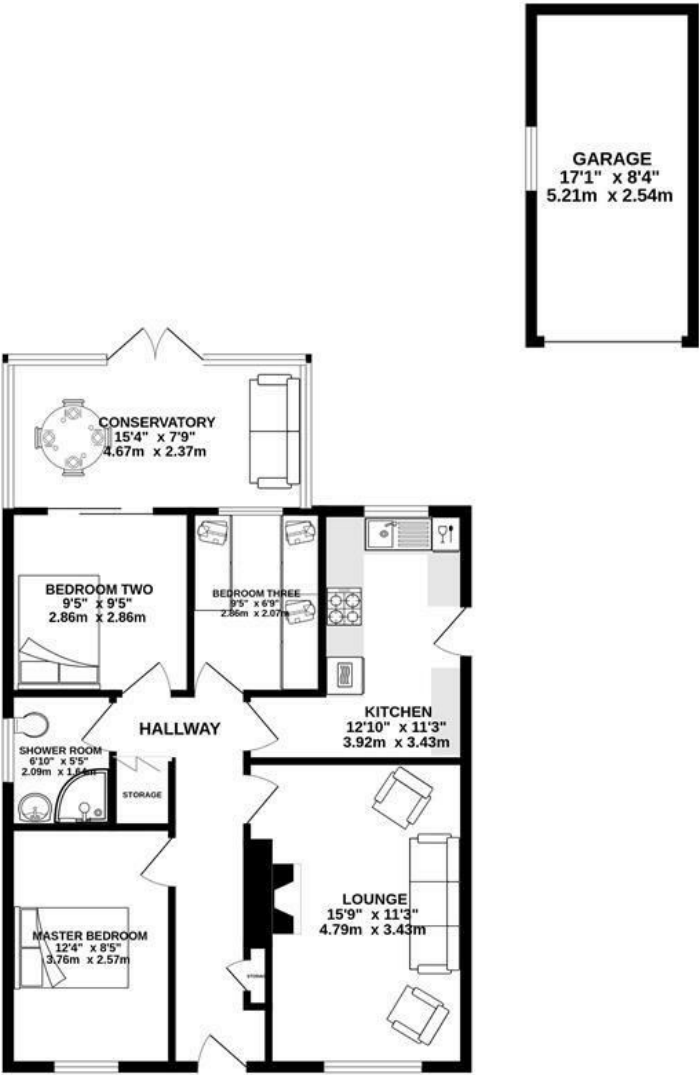






BEN ROSE

GROUND FLOOR
925 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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.
Made with Metropix ©2025



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		
	70	78
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	

