



Woodhall Crescent, Hoghton, Preston

Offers Over £285,000

Ben Rose Estate Agents are delighted to bring to market this NO CHAIN, four-bedroom, detached property situated on a peaceful cul-de-sac in the picturesque area of Hoghton, Preston. The home, set on a spacious plot, offers a wonderful opportunity for those looking to live in a scenic and peaceful area. Conveniently located, the property is within walking distance of a charming local pub, primary school, park and playground. It is also a short drive from Bamber Bridge, which offers a wide range of amenities to meet all daily needs. For commuters, the location boasts excellent transport links, with easy access to Preston City Centre, nearby bus routes, and major motorways, including the M6, M61, and M65, making it perfect for those seeking a peaceful yet well-connected area.

Entering the property, you step into the entrance hall that provides access to the stairs and the lounge. The spacious and homely lounge features a large front facing window that fills the space with natural light and makes an ideal space for socialising and relaxing. Moving to the rear of the house you will find an extended kitchen, equipped with ample wall and base units as well as hidden spaces for freestanding appliances such as a fridge, freezer, washing machine and dryer. The kitchen boasts an impressive rangemaster cooker with dual fuel ovens, a second sink integrated into the worktop to aid food preparation and direct access to the rear garden via a stable door. Adjacent to the kitchen is the conservatory that offers a generously sized and versatile all year-round space, making it ideal for use as a dining area or family room, with direct access to the rear garden.

Upstairs, the property features four bedrooms, three double sized and one single. The master bedroom and bedroom two include integrated wardrobes providing ample storage options. Completing the floor is the three-piece family bathroom equipped with a shower, providing functionality and convenience.

Externally, the property benefits from a driveway, offering off-road parking. The house offers a half garage providing a secure large storage space big enough for motorbikes, bicycles and garden equipment. The rear garden is private, low-maintenance and offers an ideal place for outdoor furniture to relax or entertain in. Overall, this wonderful family home offers an ideal opportunity for growing families looking to live in a quiet and scenic location.















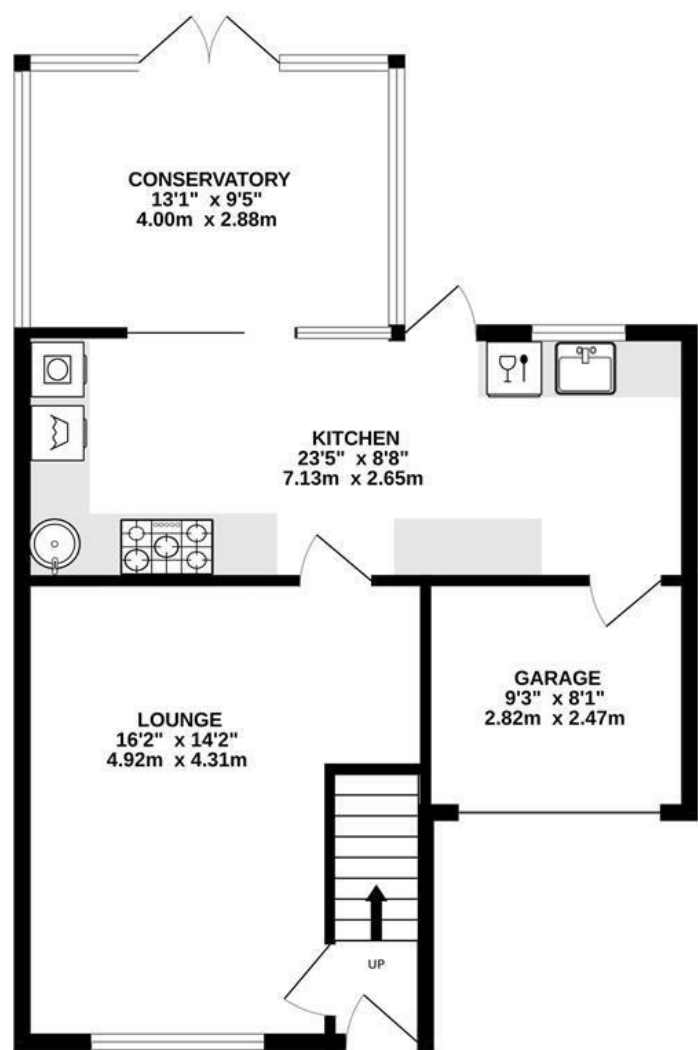




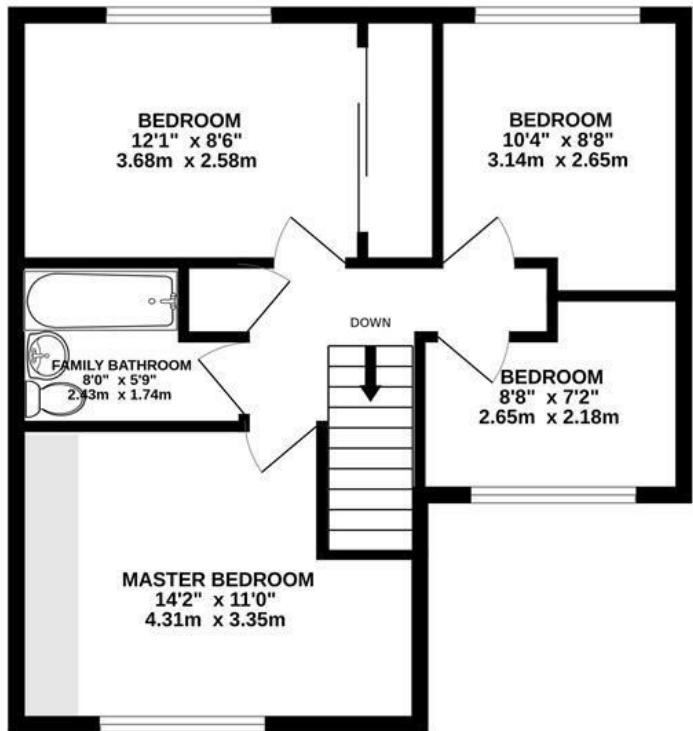


BEN ROSE

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 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		
(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	80
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	

