

GUILDHALL

SALES & LETTINGS



4 Hayfield Avenue

Hoghton, Preston, PR5 0BH

Offers Over £215,000

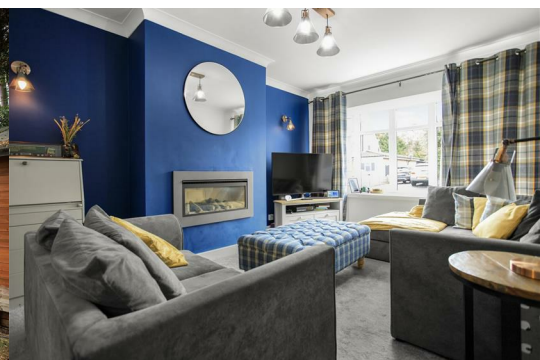
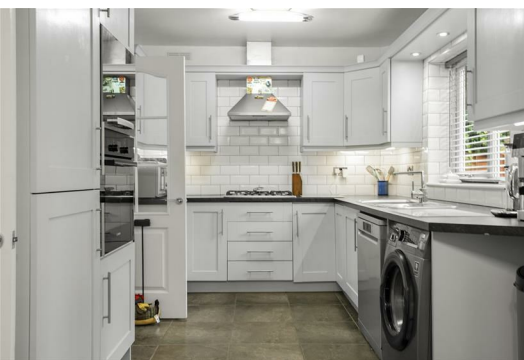


Located in the desirable and peaceful village of Hoghton, this well-presented three-bedroom semi-detached property offers comfortable and versatile living space ideal for families, first-time buyers, or those looking to upsize.

The ground floor comprises a welcoming living room leading through to a spacious kitchen diner, perfect for family meals and entertaining. To the rear, a bright and airy conservatory provides additional living space and opens out onto the garden, making it a great spot to relax and enjoy the outdoors all year round.

Upstairs, the property benefits from three well-proportioned bedrooms and a modern family bathroom.

Externally, there is a driveway to the front providing off-road parking, while the rear garden offers a private outdoor area ideal for children, pets, or summer gatherings. Please note there is no garage with this property.



Ground Floor

- Lounge 15'8" x 10'11" (4.78 x 3.33)
- Dining Kitchen 17'10" x 8'11" (5.46 x 2.72)
- Conservatory 12'2" x 8'7" (3.71 x 2.64)

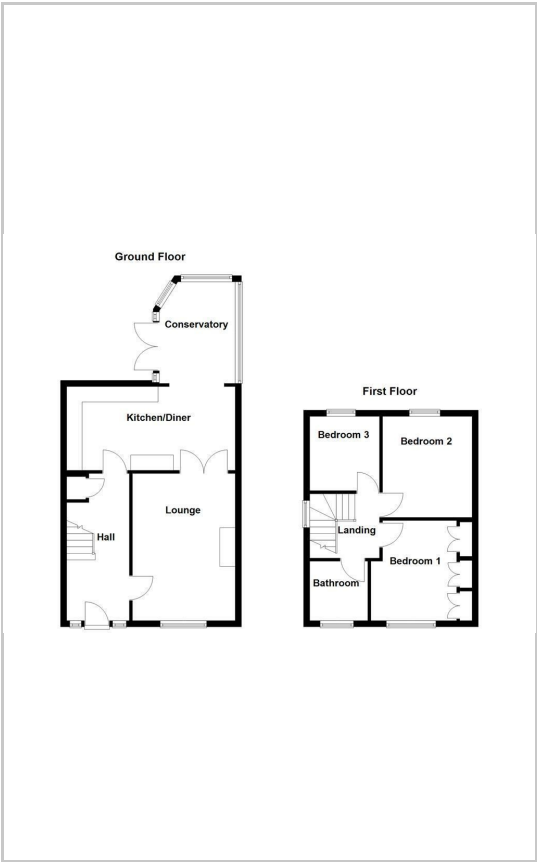
First Floor

- Bedroom One 10'9" x 10'7" (3.28 x 3.25)
- Bedroom Two 10'9" x 9'6" (3.28 x 2.90)
- Bedroom Three 7'10" x 7'8" (2.41 x 2.36)
- Bathroom 6'3" x 6'2" (1.91m x 1.88m)

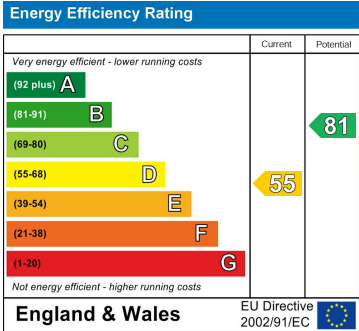
Area Map



Floor Plans



Energy Efficiency Graph



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