



12 Woodhall Crescent

Hoghton, Preston, PR5 0HJ

£249,950



For those who love large gardens and need parking for several cars, this wonderful family home could be the perfect answer. Situated in the picturesque village of Hoghton and standing on a fabulous plot, the property offers a handy porch, hallway, lounge, kitchen/diner and separate utility room. On the first floor, there are three bedrooms, two with fitted wardrobes, and the shower room. To the rear, there is a detached single garage, an amazing garden with plenty of space for children to play and a small orchard providing cherry, apple and pear trees. A lovely home with ample space for family life. Freehold. EPC rating E. Council Tax Band B



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GROUND FLOOR

Porch

Composite double glazed entrance door to side, uPVC double glazed windows to front and side. Laminate flooring. Door to hallway.

Hallway

Central heating radiator. Door to the lounge. Stairs to the first floor.

Lounge

15'10" x 11'5" (4.830m x 3.480m)

uPVC double glazed bow window to front, central heating radiator, gas fire. Wall lights. Door to the kitchen/diner.

Kitchen/Diner

19'2" x 9'3" (5.851m x 2.837m)

uPVC double glazed windows and double doors to rear. Fitted with wall and base cupboards with complementary worktop incorporating a stainless steel sink and drainer and fridge/freezer. Space for an oven. Central heating radiator. Under stairs storage cupboard. Laminate flooring. Door to the utility room.

Utility Room

10'1" x 6'7" (3.080m x 2.018m)

uPVC double glazed windows and exit door to rear. uPVC double glazed windows to front. Laminate flooring. Matching wall and base cupboards with worktops. Space for a washing machine.

FIRST FLOOR

Landing

Window to side. Storage cupboard. Doors to the three bedrooms and the shower room.

Bedroom One

11'10" x 11'5" (3.623m x 3.496)

uPVC double glazed window to front, central heating radiator, fitted wardrobes.

Bedroom Two

10'11" x 9'3" (3.351m x 2.839m)

uPVC double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom Three

7'7" x 7'0" (2.324m x 2.142m)

uPVC double glazed window to front, central heating radiator.

Shower Room

8'4" x 4'6" (2.541m x 1.393m)

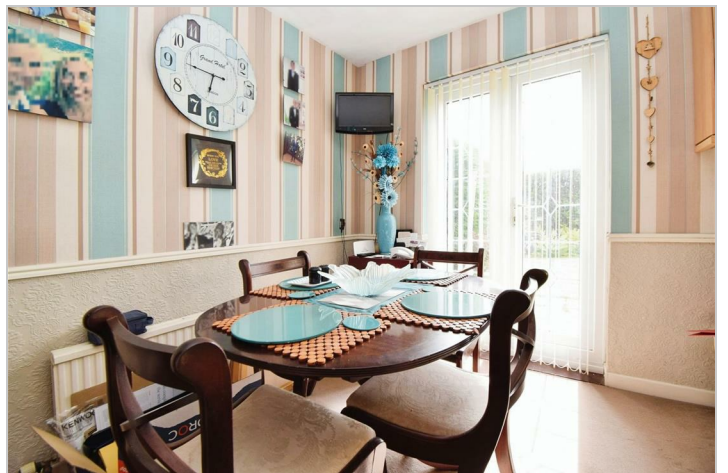
Three piece suite comprising a shower enclosure, hand basin in vanity unit and WC. Laminate flooring. Recessed spotlights. Tiled walls. uPVC double glazed frosted window to rear.

EXTERNAL

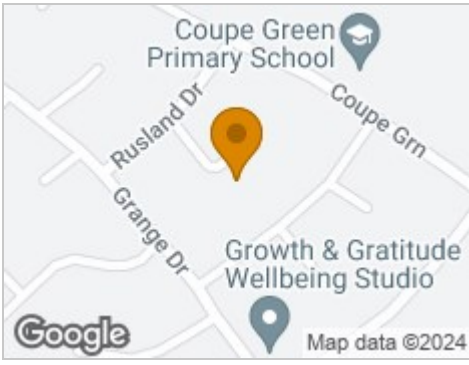
Garden and driveway for several vehicles to the front of the property. Detached single garage. Spacious lawn to rear bordered with hedges and offering an archway leading to a mini orchard with cherry, apple and pear trees.

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



Road Map



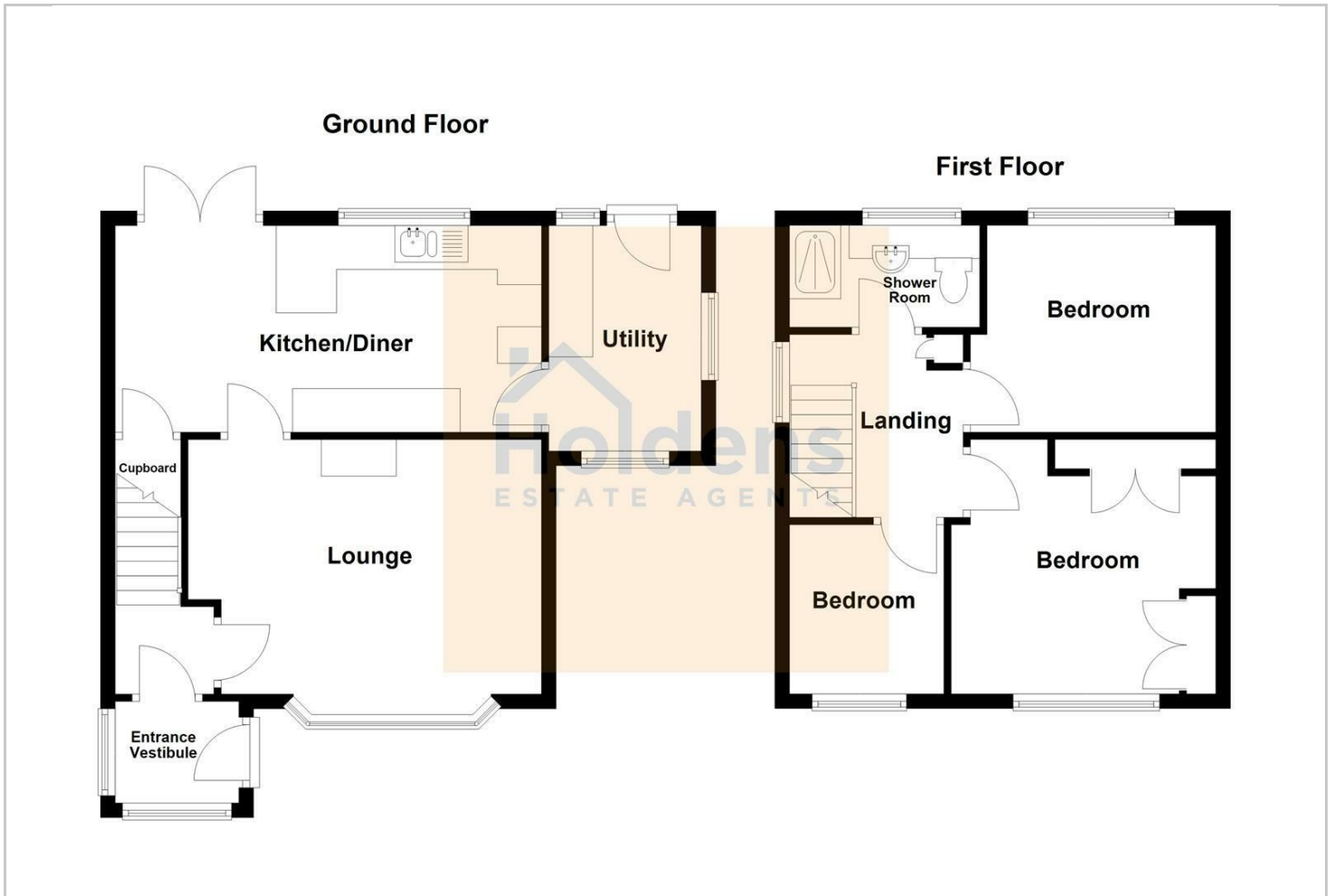
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

