



2 Charles Crescent

Hoghton, Preston, PR5 0LL

£209,950



If you are looking for a wonderful new family home, then this semi detached house is definitely one to view. Situated in the popular village of Hoghton, the accommodation on offer is extremely well maintained, recently decorated throughout and bright and airy. The property benefits from a hallway, lounge with feature fireplace and dining area, a modern fitted kitchen with some integrated appliances and a handy ground floor WC. On the first floor there are two double bedrooms, one with fitted wardrobes, a single bedroom and an attractive family bathroom. Standing on a sizeable corner plot, there are lawns to front, side and rear together with a double driveway providing off road parking for several cars. This lovely family home also benefits from owned solar panels. Freehold. Council Tax Band B. EPC rating A.





GROUND FLOOR

Entrance Vestibule

Composite double glazed door to front, stairs to the first floor, panelling to stairs, door to the ground floor WC, door to the lounge.

Ground floor WC

5'2" x 2'8" (1.596m x 0.835m)

Two piece suite comprising a WC and hand wash basin. Tiled splashback. Extractor fan. Lino flooring.

Lounge

19'2" x 13'2" (5.863m x 4.030m)

uPVC double glazed windows to front and rear. Recessed spotlights, central heating radiator. Feature fireplace with Adam style surround housing a gas fire, Space for a dining table. Door to the kitchen.

Kitchen

12'8" x 10'2" (3.883m x 3.122m)

uPVC double glazed window to rear, uPVC double glazed exit door to side. Fitted with wall and base cupboards with contrasting worktop, splashback tiling and soft closing drawers. Integrated appliances include a dishwasher, eye level oven, Zanussi four ring induction hob with overhead extractor and composite sink in black with single drainer. Spaces for a washing machine, dryer and large fridge/freezer. Central heating radiator, vinyl flooring. Recessed spotlights.

FIRST FLOOR

Landing

uPVC double glazed window to side. Panelled walls. Doors to the three bedrooms and the bathroom. Access to loft by pull down ladder (insulated and partially boarded).

Bedroom One

13'5" x 9'11" (4.093m x 3.030m)

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

Bedroom Two

14'0" x 8'10" (4.288m x 2.707m)

uPVC double glazed window to rear, central heating radiator.

Bedroom Three

9'11" x 6'5" (3.037m x 1.965m)

uPVC double glazed window to front, central heating radiator. Overstairs storage cupboard.

Bathroom

8'11" x 5'7" (2.72m x 1.705m)

Two uPVC double glazed frosted windows to rear. Three piece suite comprising bath with overhead shower, hand basin in vanity unit and WC. Wood effect flooring. Tiled splashbacks. Heated towel radiator. Recessed spotlights. Extractor fan.

EXTERNAL

Spacious corner plot bordered by hedges and providing cultered flower beds. Parking for several cars. Secure gate gives access to the rear garden in which stands a shed. Steps to the main door.

SOLAR PANELS - owned by current seller.

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Road Map



Hybrid Map



Terrain Map



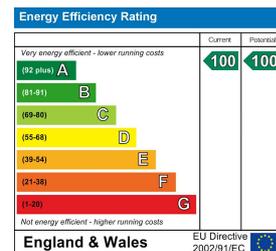
Floor Plan



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



Misdescriptions Act

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