



## 3 Park Gate Blackburn Old Road

Hoghton, Preston, PR5 0SG



**£1,100 Per Calendar Month**

**\*\*\*AVAILABLE NOW\*\*\*** We are delighted to bring to market this superb two bedroom property in the lovely village of Hoghton, with easy access to motorway networks and local pubs, surrounded by picturesque countryside the property is not one to be missed! Briefly the ground floor comprises spacious & well equipped kitchen, separate dining room & lounge. To the first floor are two double size bedrooms including an en suite to the master and a modern family bathroom. Council Tax Band D.

Please note a holding deposit equivalent to one weeks rent is required to secure the property (this will be fully refunded on completion of successful references).







## GROUND FLOOR

### Kitchen

14'8" x 10'3" (4.478 x 3.142)

uPVC double glazed windows to rear, door to front, tiled flooring, radiator, wall & base units with contrasting worktops, stainless steel 1.5 L sink with single drainer, integrated dishwasher, under counter integrated fridge & freezer, Integrated four ring electric hob with overhead extractor fan, integrated oven, door into dining room.

### Dining Room

14'9" x 11'1" (4.514 x 3.382)

uPVC double glazed window to front, laminate flooring radiator, door into lounge.

### Lounge

14'9" x 14'6" (4.496 x 4.444)

Door to front, uPVC double glazed window to front, radiator, laminate flooring, stairs to first floor, cast iron fireplace with Adam style surround & tiled hearth.

## FIRST FLOOR

### Landing

Doors into bathroom and two double bedrooms, loft hatch, recessed spotlights.

### Bathroom

11'2" x 5'11" (3.409 x 1.824)

uPVC double glazed window to rear, tiled flooring, WC, basin with pedestal base & tiled splashback, bath with overhead shower & glass screen, radiator, recessed spotlights.

### Bedroom One

14'10" x 11'1" (4.539 x 3.385)

uPVC double glazed windows to front, radiator, door into en suite.

### En Suite

10'5" x 8'1" (3.180 x 2.478)

uPVC double glazed window to front, tiled flooring, enclosed shower with glass screen, WC, basin with pedestal base & tiled splashback, recessed spotlights, loft hatch, radiator.

### Bedroom Two

14'11" x 14'6" (4.560 x 4.422)

uPVC double glazed window to front, radiator.

## EXTERNAL

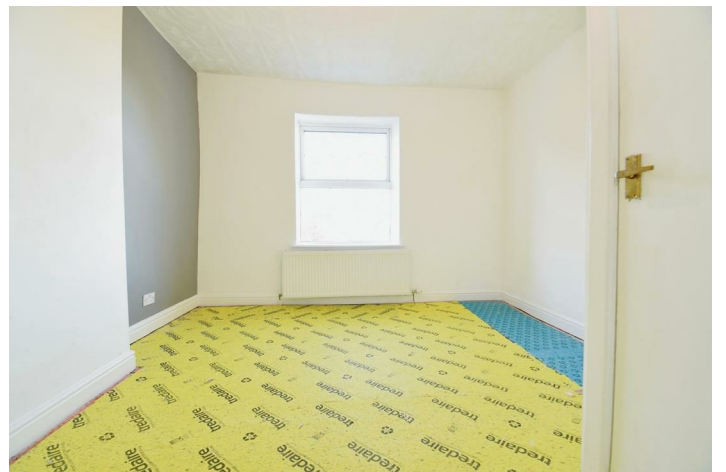
Garden to rear comprising flag patios, raised flowerbeds, mature trees & hedge and lawn.

## AGENT NOTES

Please note a holding deposit equivalent to one weeks rent is required to secure the property. This is fully refundable subject to successful referencing

### 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



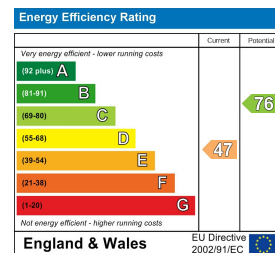
## Floor Plan



## 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



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