

GUILDHALL

SALES & LETTINGS



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8 Olive Farm Avenue

Hoghton, Preston, PR5 0AJ

Offers Over £260,000



Welcome to this charming semi-detached house located on Olive Farm Avenue in the desirable area of Hoghton, Preston. This move-in ready home offers a perfect blend of comfort and style, making it an ideal choice for families or those seeking a peaceful retreat.

As you enter, you are greeted by a cosy reception room that invites relaxation and warmth. The stylish kitchen diner is a highlight of the property, providing a wonderful space for family meals and entertaining guests. The well-maintained garden offers a delightful outdoor area, perfect for enjoying sunny days or hosting gatherings.

This home features three well-proportioned bedrooms, ensuring ample space for everyone. The main bedroom boasts an en suite, providing a private sanctuary for your convenience. Additionally, there is a contemporary family bathroom that caters to the needs of the household.

For added convenience, the property includes a downstairs w/c, making it practical for everyday living. Off-street parking is also available, ensuring that you have a secure place for your vehicle.



Hall

Wood single glazed frosted composite door, 3 x spot light points, smoke alarm, central heating radiator, dado and paneling, stairs to first floor, doors to reception room, kitchen and WC. LVT floor.

Reception Room

UPVC double glazed window, central heating radiator, 6 x spot light points, LVT floor.

Kitchen

UPVC double glazed window, central heating radiator, 6 x spot light points, smoke alarm, range of wall, drawer and base units, laminate worktops, tile splash back, extractor hood, 4 x electric hob, double electric oven, stainless steel sink with mixer tap, integral fridge freezer, LVT floor, plumbing for washing machine and dishwasher, concealed Baxi boiler.

WC

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, LVT flooring.

Landing

UPVC double glazed window, central heating radiator, smoke alarm, loft access, dado rail, paneling, doors to bedrooms 1-3 & bathroom, stairs to ground floor.

Bedroom 1

UPVC double glazed window, central heating radiator, paneling.

Bedroom 2

UPVC double glazed window, central heating radiator.

Bedroom 3

UPVC double glazed window, central heating radiator.

En-Suite

Central heating radiator, extractor fan, half tiled walls, dual flush WC, pedestal wash basin with mixer tap, direct feed shower, vinyl floor.

Front Garden

Laid to lawn, stores, tarmac driveway.

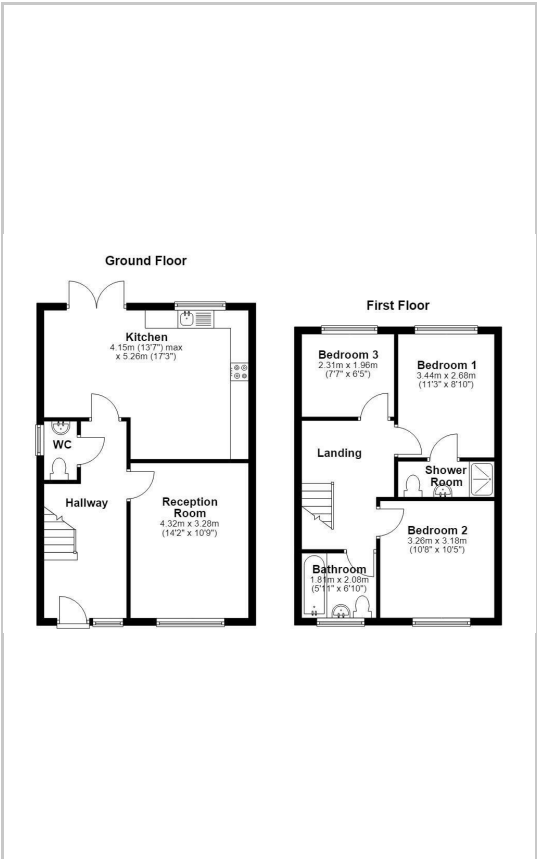
Rear Garden

Laid to lawn, stores, raised flowerbeds, flagged seating area.

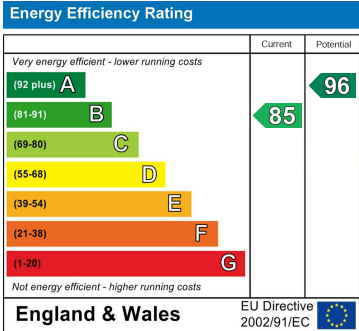
Area Map



Floor Plans



Energy Efficiency Graph



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