BEN ROSE

Knowsley Drive, Hoghton, Preston

Offers Over £189,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom home, located in the highly sought-after area of Hoghton, Lancashire. This well-presented property offers an ideal opportunity for first-time buyers looking to step onto the property ladder, with generous living space and a convenient layout throughout. The home is situated within easy reach of excellent local amenities, including shops, schools, and leisure facilities, while strong travel links provide direct access to nearby towns and cities such as Preston, Blackburn, and Chorley. For commuters, the property benefits from nearby train stations and frequent bus services, while the M6 and M65 motorways are just a short drive away, making this an excellent base for those needing to travel further afield.

Stepping into the home, you are welcomed via a porch that leads into the reception hall, complete with a staircase rising to the first floor. From here, you are guided into the spacious front lounge, an inviting area ideal for relaxation, featuring access to handy under-stair storage. Moving through, the open-plan kitchen/diner is well-equipped with an integrated oven and provides ample room for family meals and entertaining. To the rear, the property is further enhanced by a bright and airy conservatory that overlooks the garden, offering additional living space with a natural flow of light throughout the ground floor.

To the first floor, you will find three well-proportioned bedrooms, two of which are doubles in size, making this an ideal home for a growing family or those requiring extra room for guests or a home office. The floor is completed by a modern shower room, tastefully finished and designed for both style and practicality.

Externally, the property offers a private driveway to the front with parking for up to two cars. Gated access runs along the side of the home and leads to the rear garden, which has been thoughtfully arranged to provide a balance of relaxation and outdoor enjoyment. The garden begins with a paved seating area, perfect for summer evenings, which then extends onto a separate lawn bordered by attractive plant beds, creating a pleasant and private outdoor retreat.

Altogether, this property presents a fantastic opportunity for first-time buyers seeking a welcoming home in a desirable and well-connected location.

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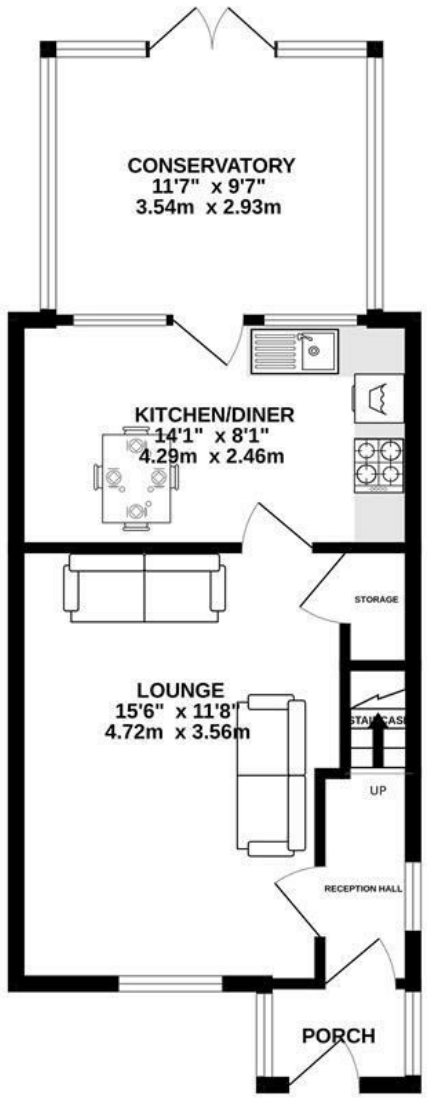
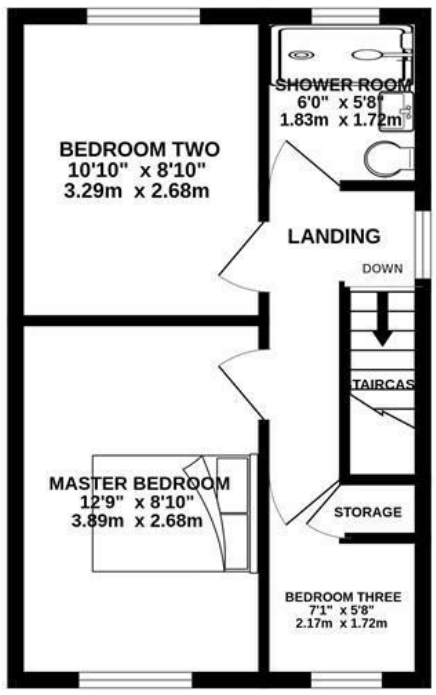
Redcoat
GIGABYTE

BEN ROSE

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.





TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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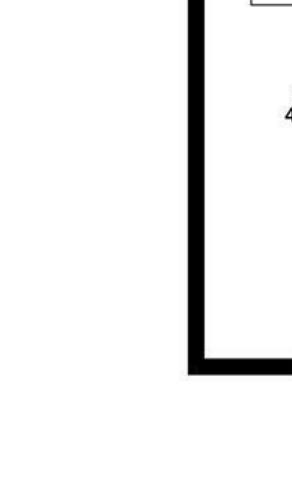

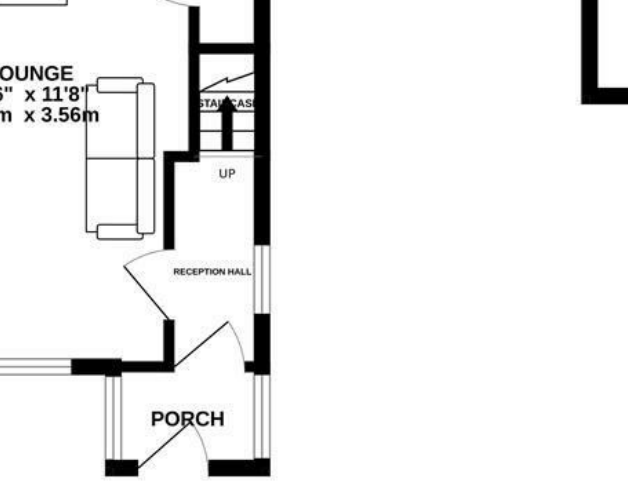

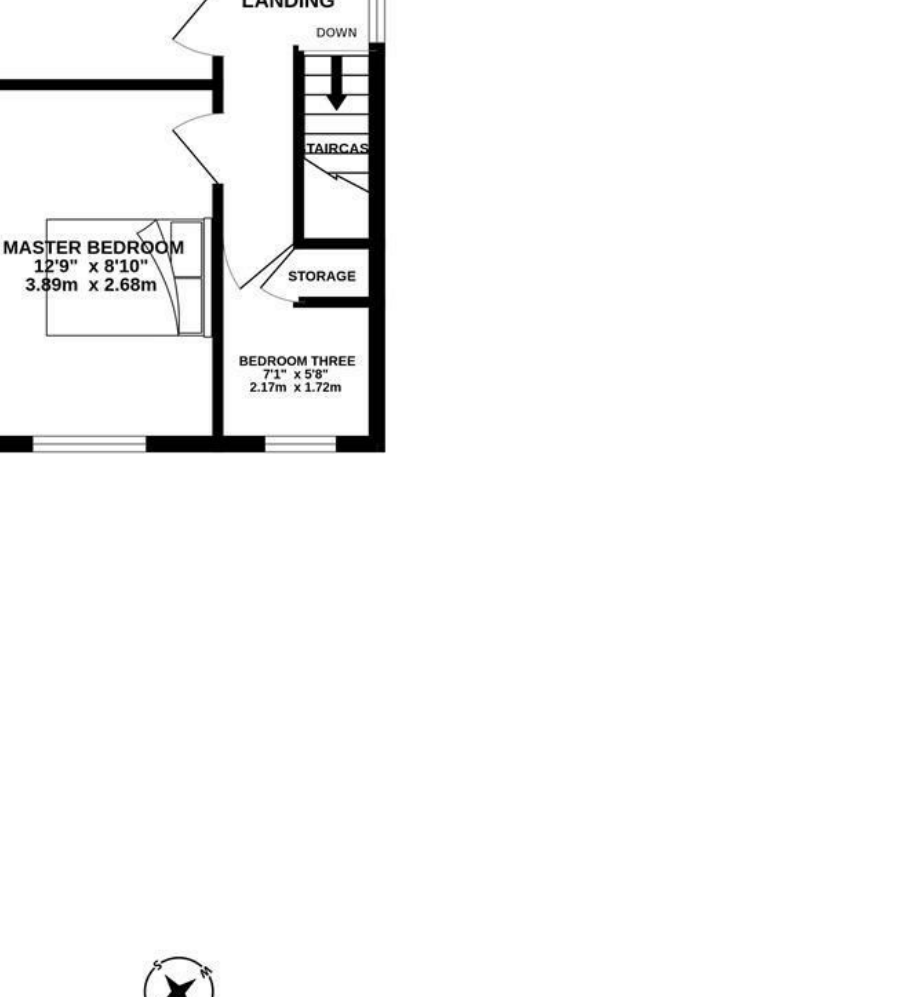

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