

21 CONWAY COURT, HOGHTON, PRESTON, PR5 0EP
FOR SALE | £700,000

Description

An impressive six-bedroom detached family home, built circa 2006 and situated within a quiet residential area of Hoghton. The property offers exceptionally spacious and versatile accommodation, with six generously proportioned double bedrooms and ample living space for a large or growing family.

The property benefits from numerous standout features, including a contemporary four-piece bathroom suite with a freestanding bath. A private balcony enjoys an attractive outlook across the neighbouring field, providing an excellent place to sit and appreciate the surrounding countryside.

The combination of substantial accommodation, contemporary features and a pleasant semi-rural outlook makes 21 Conway Court an excellent family home.

Location

The property is situated on Conway Court in the popular Lancashire village of Hoghton, occupying a quiet residential position while remaining conveniently located for local amenities and everyday services.

Hoghton is well positioned for access to the surrounding villages and towns, including Higher Walton, Bamber Bridge and Chorley, as well as Preston city centre. The location also provides convenient access to the regional road and motorway networks, making it well suited to those commuting throughout Central Lancashire and the wider North West.

The surrounding area offers a selection of local schools, shops, public houses and countryside walks, providing an attractive balance between rural village living and accessibility.

Offering six spacious double bedrooms, generous family accommodation and distinctive features such as the contemporary bathroom and field-facing balcony, the property represents an excellent opportunity to occupy a substantial detached home in a desirable residential setting.

RICS

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info@wignalls.land
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311 Hesketh Lane
Tarleton, Preston
PR4 6RJ

WIGNALLS







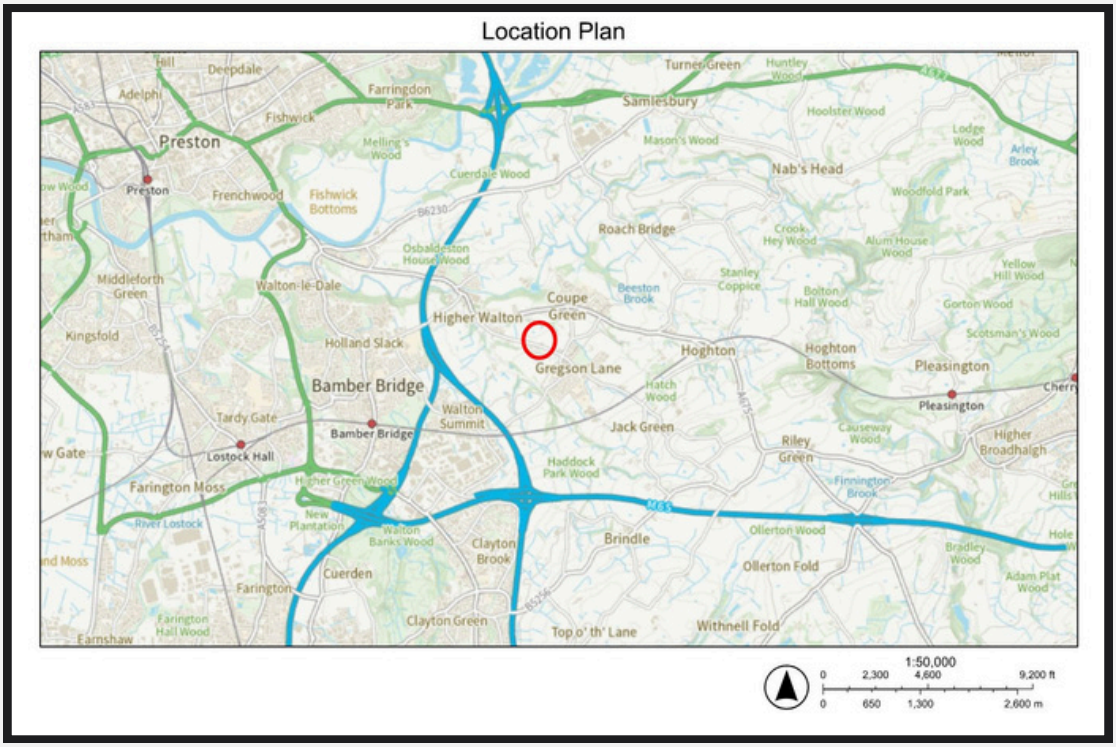
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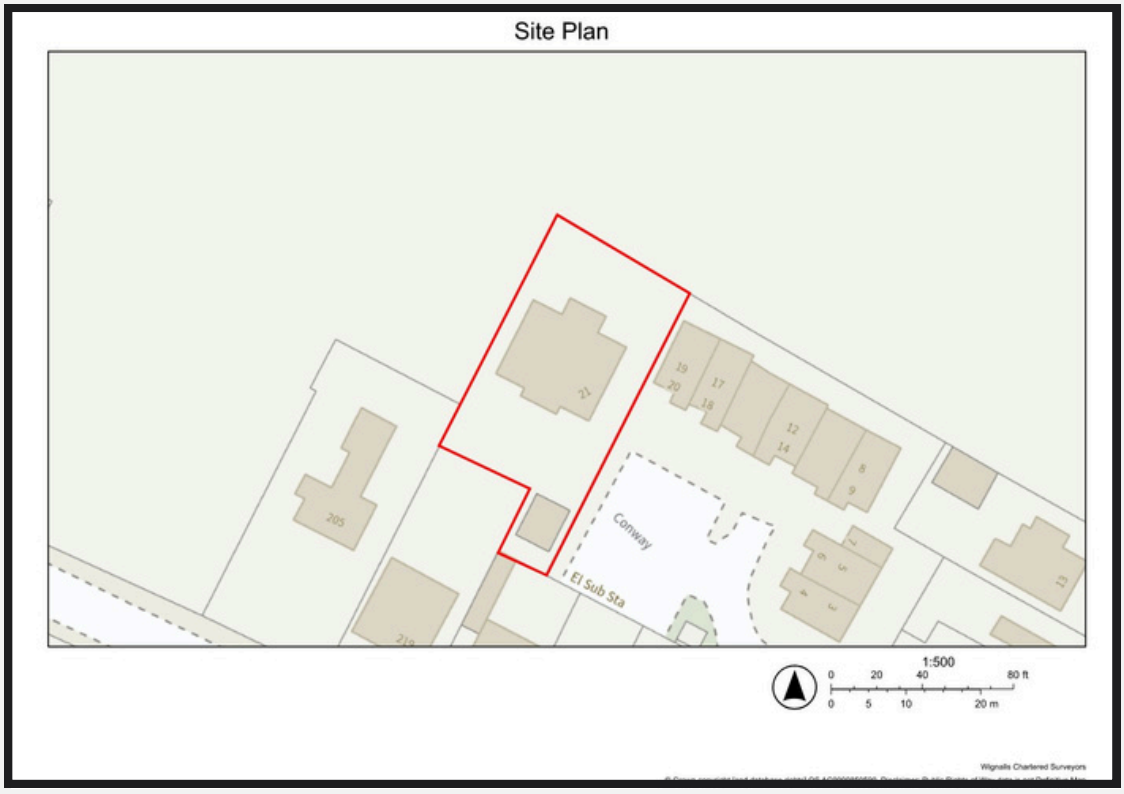
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Location Plan



Site Plan

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GENERAL REMARKS
Local Authority: South Ribble Borough Council

Services: The property benefits from Gas, Electric, Water and Sewerage. Please note that none of these services have been tested and we encourage that propestive tenants make their own enquiries into the property's services.

What Three Words: ///vibrates.ambition.anchorman

EPC: C

Council Tax Band: G

Viewings and enquiries: Viewings are strictly by prior appointment through Wignalls Chartered Surveyors and are accompanied where appropriate. To arrange a viewing, please contact our office on 01772 419277 or email info@wignalls.land. Please do not attend the property without a confirmed appointment.

Health and Safety: Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The Vendor for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.

Money Laundering Regulations Compliance: Please bear in mind that Wignalls Chartered Surveyors will require from any purchaser looking to offer on the property confirmation of the Purchaser's ability to fund the Purchase, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.

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