



## Hoghton Lane, Hoghton, Preston

**£1,295 Per Month**

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached bungalow, available to let and ideally suited to couples or retirees seeking comfortable, single-level living in the highly desirable village of Hoghton. This delightful home offers a well-balanced layout with spacious and inviting rooms throughout, blending character features with practical living. Positioned in a peaceful and semi-rural setting, the property benefits from a range of nearby amenities including local shops, cafes, and essential services, while more extensive facilities can be found in nearby Preston and Blackburn. Excellent transport links are within easy reach, with convenient access to the M6 and M65 motorways, nearby bus routes, and train stations such as Bamber Bridge offering straightforward connections for travel further afield.

Upon entering the home, you are welcomed by an entrance hall that provides access to all areas of the property, creating a practical and easy-flowing layout. The lounge is a bright and comfortable space, enhanced by a large bay window that fills the room with natural light, along with a feature fireplace that adds warmth and character. There are two well-proportioned double bedrooms, with the master bedroom benefitting from built-in wardrobes, offering excellent storage. The family bathroom is centrally located and easily accessible. Moving through, the dining room provides a lovely additional reception space, also benefitting from its own fireplace, and leads seamlessly into the kitchen, which is well-appointed and positioned to the rear of the home.

Externally, this property truly stands out. To the front, there is a driveway providing off-road parking for multiple vehicles, alongside a well-kept lawn, mature trees, and attractive flowerbeds that create a welcoming first impression. To the rear, the garden is beautifully maintained, featuring a generous lawn, paved walkways, and established planting, as well as access to a garage for additional storage or parking. Uniquely, the property also benefits from an additional lawned area located across the road, offering a large green space with further trees and bushes, ideal for relaxing outdoors. Overall, this is a wonderful opportunity to let a well-presented bungalow in a sought-after location, offering both tranquillity and convenience.



























We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 75        |
| (55-68) D                                   | 66                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Environmental Impact (CO<sub>2</sub>) Rating

|                                                     | Current                 | Potential |
|-----------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO2 emissions |                         |           |
| (92 plus) A                                         |                         |           |
| (81-91) B                                           |                         |           |
| (69-80) C                                           |                         |           |
| (55-68) D                                           |                         |           |
| (39-54) E                                           |                         |           |
| (21-38) F                                           |                         |           |
| (1-20) G                                            |                         |           |
| Not environmentally friendly - higher CO2 emissions |                         |           |
| England & Wales                                     | EU Directive 2002/91/EC |           |

