



Coupe Green, Hoghton, Preston

Offers Over £239,950

Ben Rose Estate Agents are pleased to present to market this well presented two-bedroom detached bungalow that is chain free, situated in the sought-after area of Hoghton, Preston. Recently refreshed with newly painted interiors and new carpets throughout, this charming home is ready for its next owners to move straight into and enjoy. Ideal for couples looking to downsize or those seeking comfortable single-storey living, the property offers spacious and versatile accommodation in a peaceful residential setting. Hoghton is a highly desirable village, offering a range of local shops, cafés and everyday amenities, while the nearby towns of Preston and Bamber Bridge provide an even wider selection of retail, dining and leisure facilities. Excellent transport links are close by, including regular bus services, Preston railway station with direct connections to major cities, and convenient access to the M6, M61 and M65 motorways, making commuting across the North West simple.

Stepping into the home, you are welcomed by a spacious entrance hall which provides access to all principal rooms. The generously sized lounge is positioned to the front of the property and is filled with natural light from the attractive bay window, whilst a feature fireplace creates a warm and inviting focal point. There are two well-proportioned double bedrooms, with the master bedroom benefiting from built-in wardrobes, offering excellent storage. The three-piece family bathroom is conveniently located between the bedrooms, and the well-appointed kitchen provides ample worktop space and storage for everyday practicality. Flowing seamlessly from the kitchen is the impressive orangery, a bright and airy space enhanced by two walls of windows and dual skylights, creating a wonderful additional reception area that can be enjoyed throughout the year, whether as a second sitting room, dining space or garden room.

The bungalow's thoughtfully designed single-storey layout ensures each room is both accessible and practical, making it perfectly suited to a variety of lifestyles. The recently redecorated interiors and new carpets throughout further enhance the sense of space and freshness, allowing buyers to settle in with minimal effort.

Externally, the property continues to impress with a generous driveway providing off-road parking for multiple vehicles, leading to a detached garage for additional parking or storage. A well-maintained front lawn is complemented by attractive flower beds and a low-level boundary wall, creating an appealing first impression. To the rear, the enclosed garden features a neatly kept lawn, established flower beds and secure fencing, offering a pleasant outdoor space to relax or entertain. Combining spacious accommodation, move-in-ready presentation and a desirable village location with excellent commuter links, this delightful detached bungalow represents a fantastic opportunity for couples looking for a home they can enjoy for years to come.







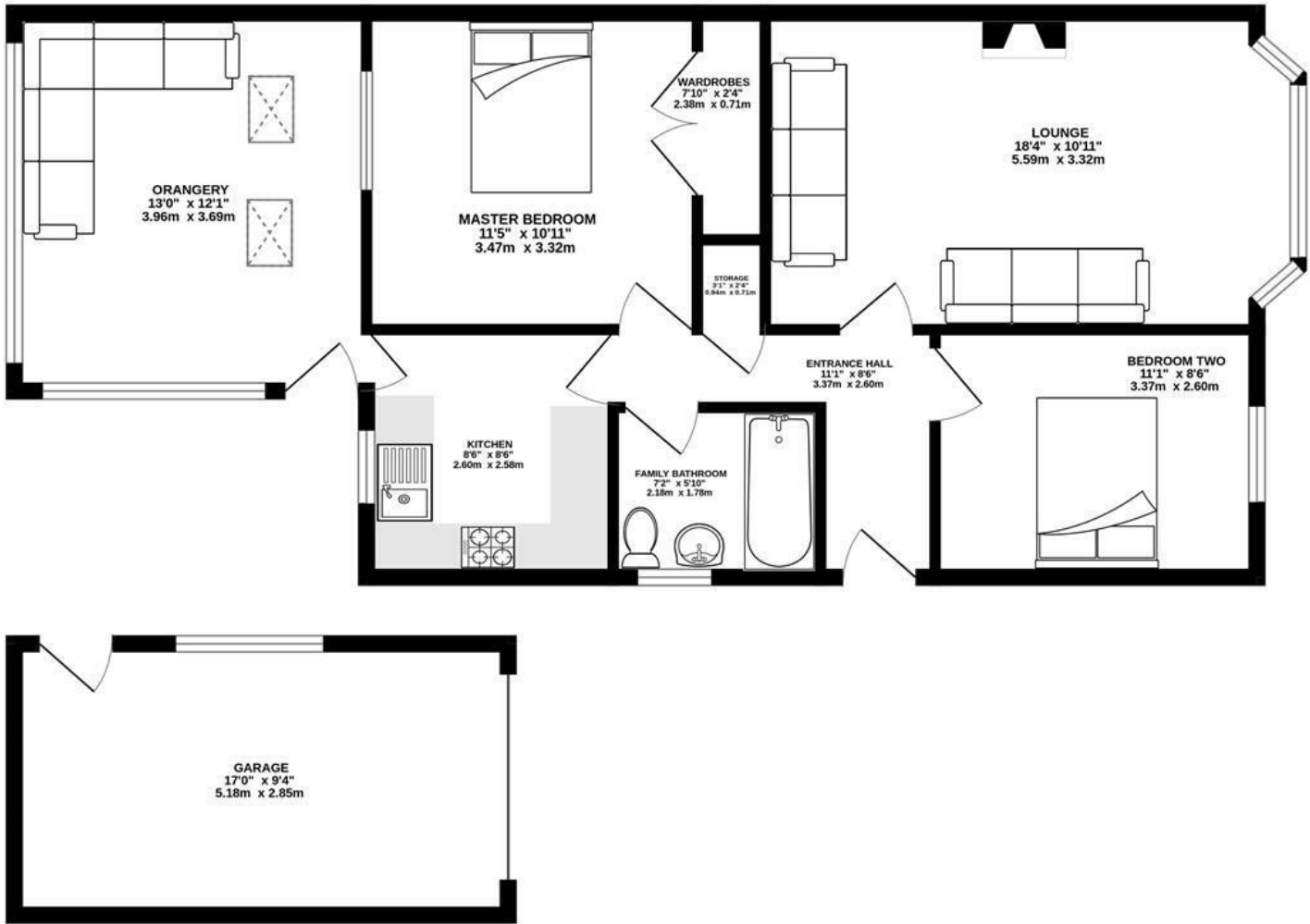






BEN ROSE

GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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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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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	74
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

