



## Olive Farm Avenue, Hoghton

**Offers Over £349,950**

Ben Rose Estate Agents are pleased to present to market this stunning four-bedroom detached home, ideally positioned within a peaceful cul-de-sac in the desirable semi-rural location of Hoghton. Combining modern family living with picturesque surroundings, this property offers the perfect balance of convenience and tranquillity. Situated close to the historic Hoghton Tower and surrounded by beautiful countryside, the home benefits from endless walking routes and scenic views. Excellent travel links are within easy reach, including rail services to Preston and Blackburn, frequent bus routes into the surrounding towns, and swift access to the M6 and M61 motorways. Local amenities are close by in Gregson Lane, offering charming shops, traditional pubs, restaurants, and a well-regarded primary school, while the larger towns of Chorley and Blackburn provide additional leisure and retail options.

Stepping inside, you are welcomed into a bright entrance hall which sets the tone for the spacious accommodation on offer. To the front lies a generous lounge, ideal for family relaxation, which flows seamlessly into the contemporary kitchen/dining room at the rear. This beautifully finished space boasts modern cabinetry, integrated appliances, and ample room for dining. French doors open directly onto the rear garden, creating a light-filled, sociable area perfect for both everyday living and entertaining.

To the first floor, the property presents four well-proportioned bedrooms. The master suite is a luxurious retreat, complete with an en-suite shower room. Bedrooms two and three are both comfortable doubles, filled with natural light, while bedroom four provides flexibility to be used as a single room, nursery, or dedicated home office. Completing the upper level is a stylish three-piece family bathroom.

Externally, the home continues to impress. To the front is a neatly lawned garden, along with a driveway offering parking for two vehicles and access to the integral garage. To the rear, the private L-shaped garden is beautifully landscaped with immaculate lawns and a paved patio, providing the perfect space for outdoor dining or family gatherings.

This property offers a rare opportunity to secure a spacious, modern family home in a sought-after location, combining rural charm with excellent connectivity and amenities.













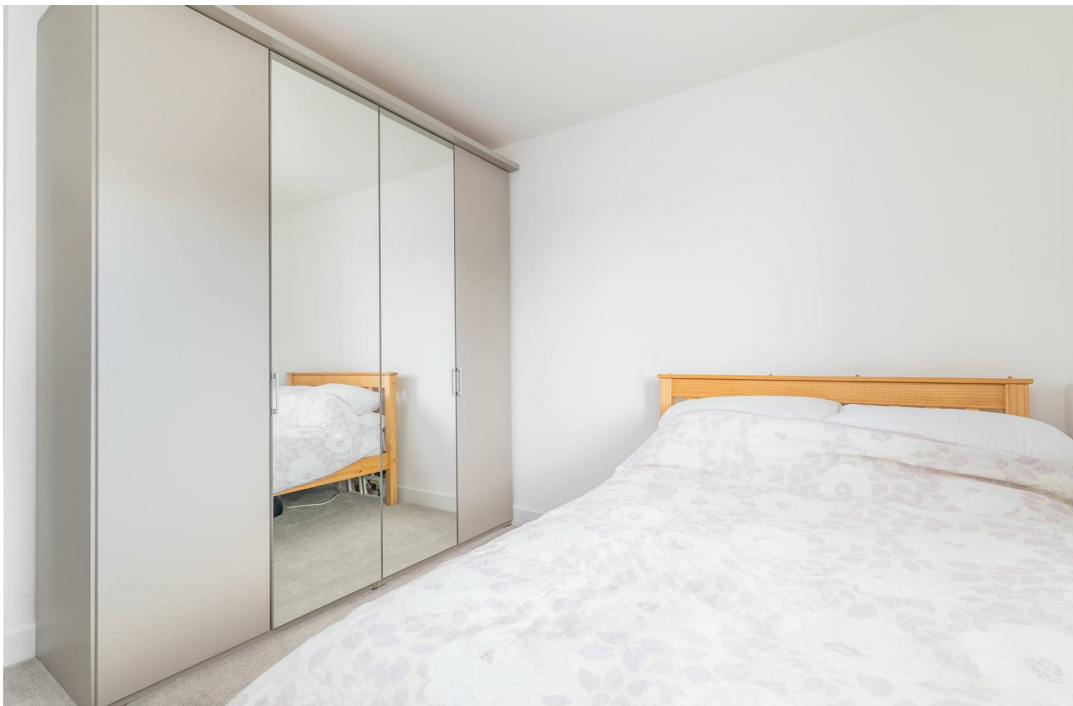






















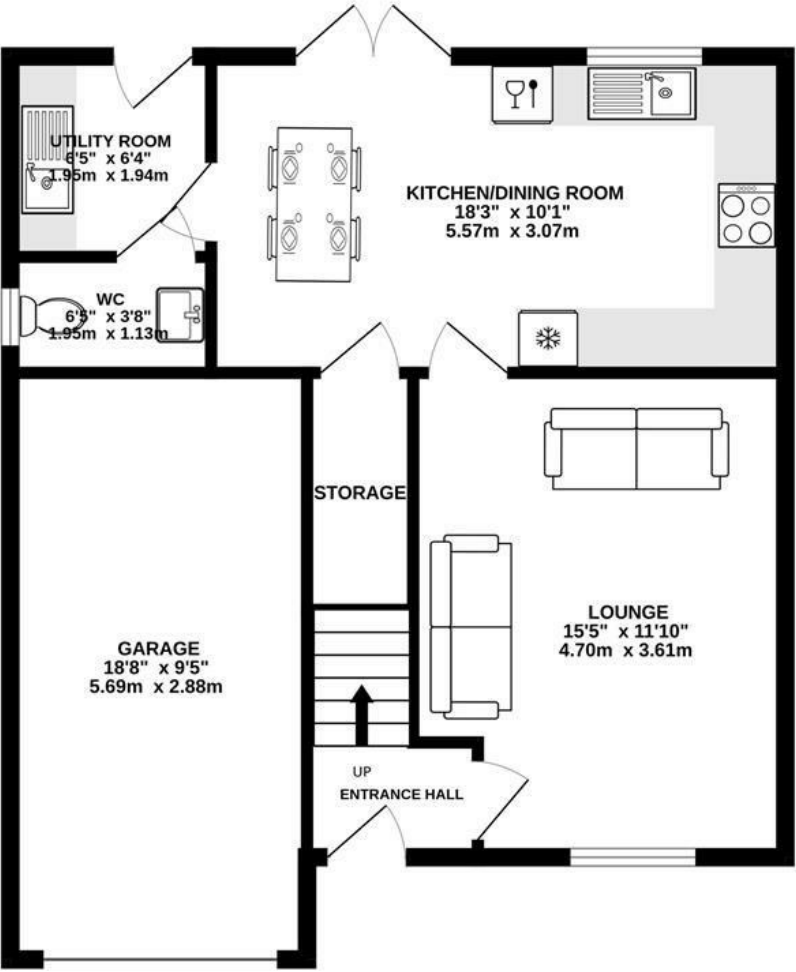




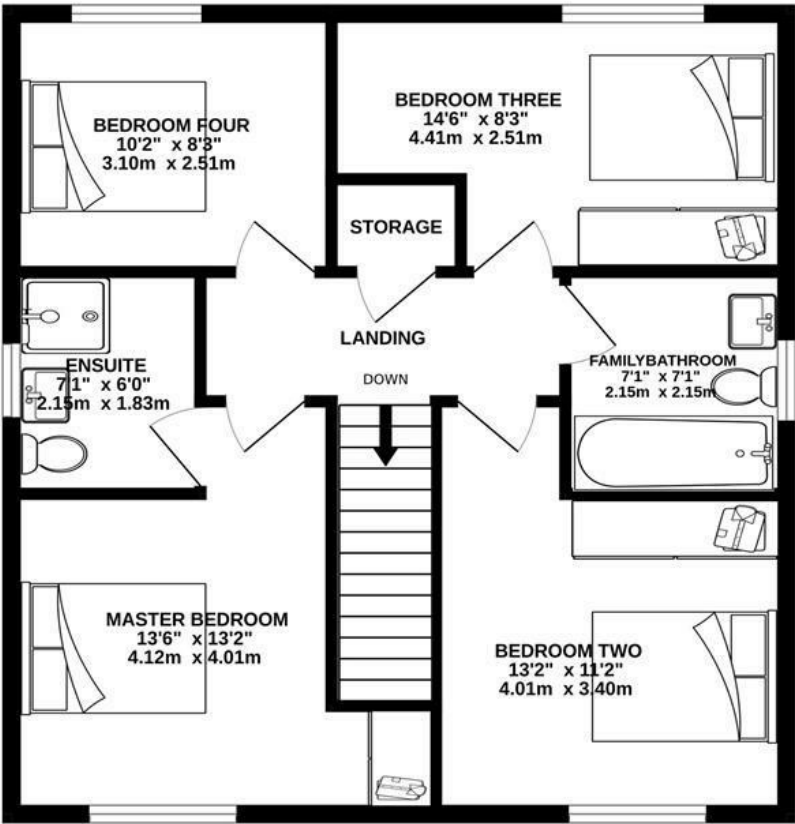




GROUND FLOOR  
659 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 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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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (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 CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

