



Grange Drive, Hoghton, Preston

Offers Over £275,000

Ben Rose Estate Agents are pleased to present to the market this well presented, three-bedroom, detached family home, situated on a quiet cul-de-sac within the highly sought-after village of Hoghton.

Hoghton is a picturesque semi-rural village, renowned for its scenic countryside walks and excellent connectivity to nearby towns such as Preston, Chorley, and Blackburn. Convenient travel links, including the M6 and M65 motorways, make commuting across the North West straightforward. In addition, nearby train stations at Bamber Bridge and Preston provide direct services to Manchester and beyond. Local amenities, including shops, cafés, and the historic Hoghton Tower, offer both practicality and leisure, all within easy reach.

The home has been recently refreshed with new décor, creating a neutral and comfortable living environment that is completely move-in ready.

Stepping into the property, you are welcomed into the entrance hallway, where the staircase leads to the upper level. To the left, you enter the spacious lounge, which features a lovely bay window overlooking the front aspect and benefits from convenient under-stairs storage. The lounge flows seamlessly into the dining room, which offers ample space for a family dining table and features double patio doors opening onto the rear garden. From here, you enter the modern kitchen, which provides generous storage and space for freestanding appliances, along with a single door leading out to the side of the property.

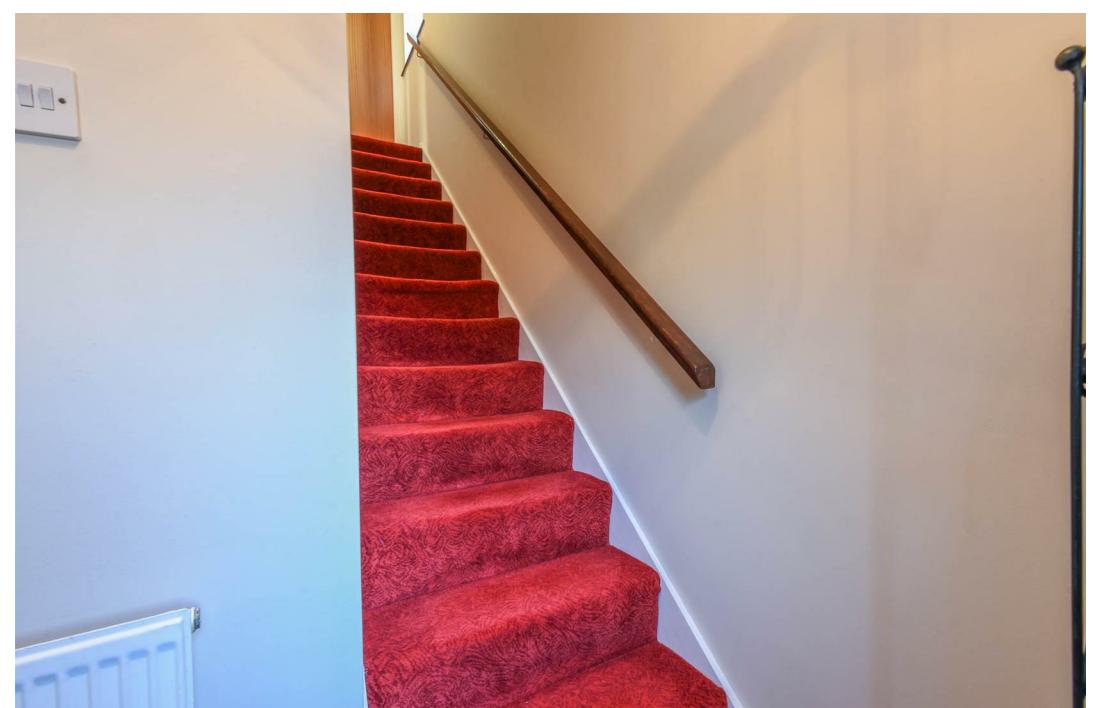
Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from a private ensuite shower room. A modern three-piece family bathroom completes this level.

Externally, to the front, the home features a newly installed driveway providing off-road parking for multiple vehicles and leading to the detached garage at the rear. The garage is equipped with power and lighting and benefits from a newly installed garage door. To the rear, there is a private garden with a well-maintained lawn and established borders, making it ideal for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.









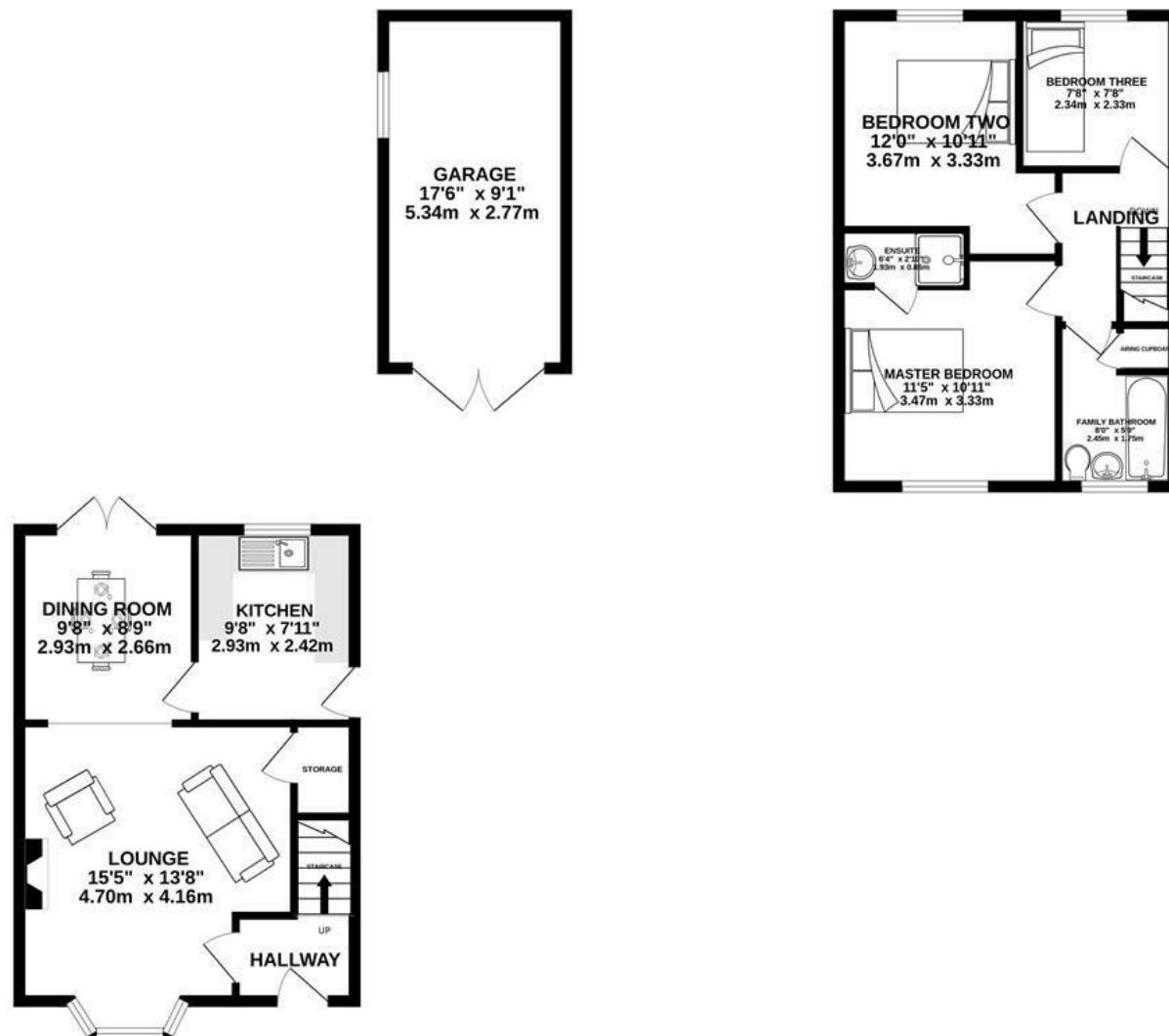




BEN ROSE

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 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	
(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 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	

