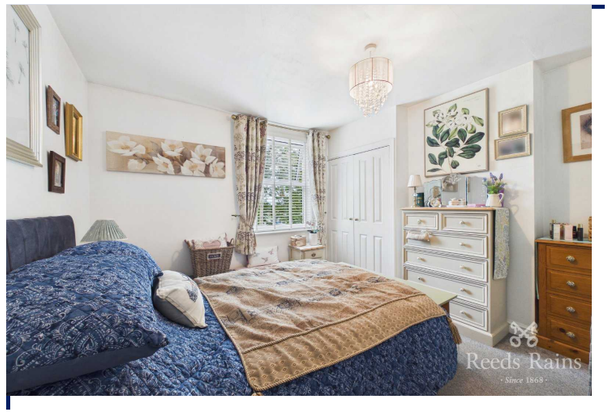
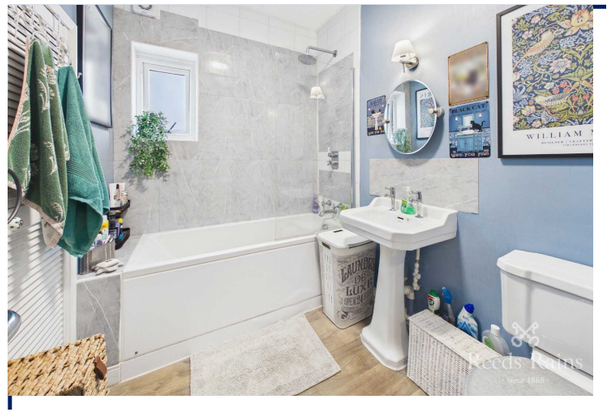
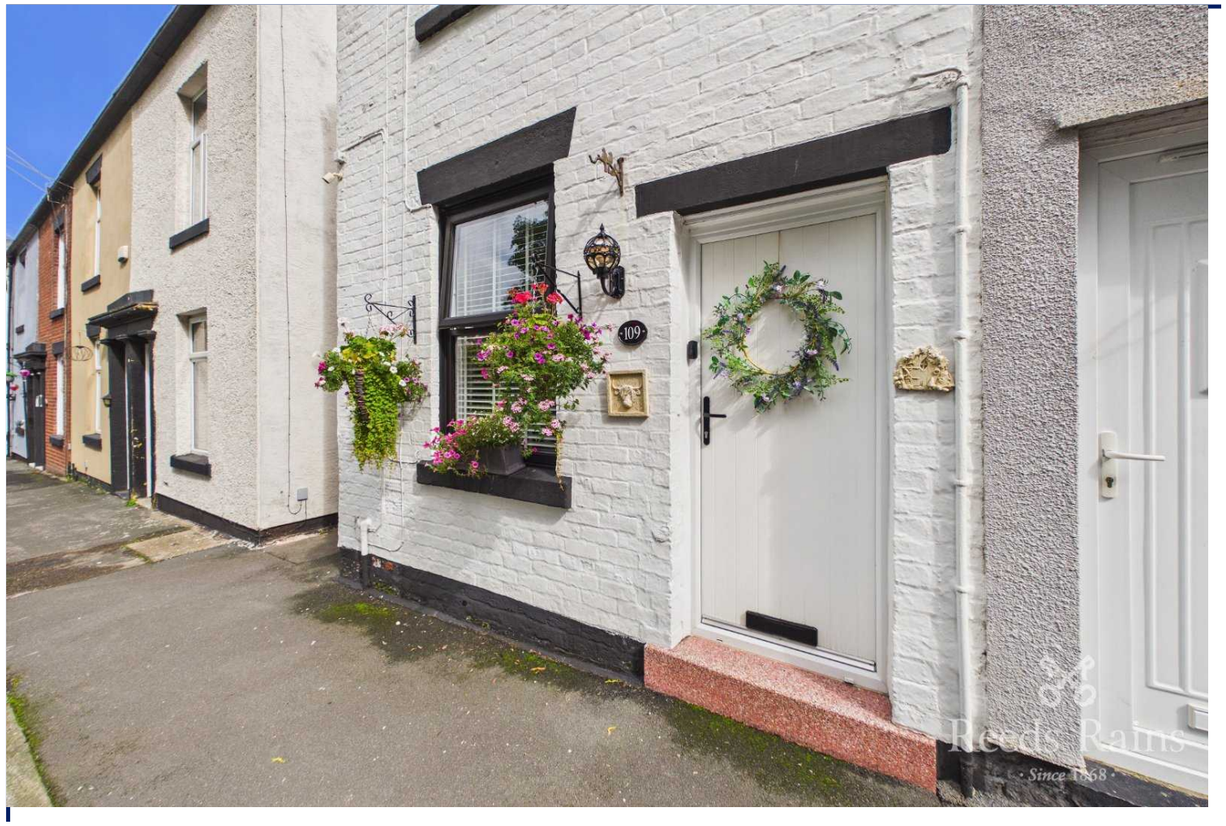
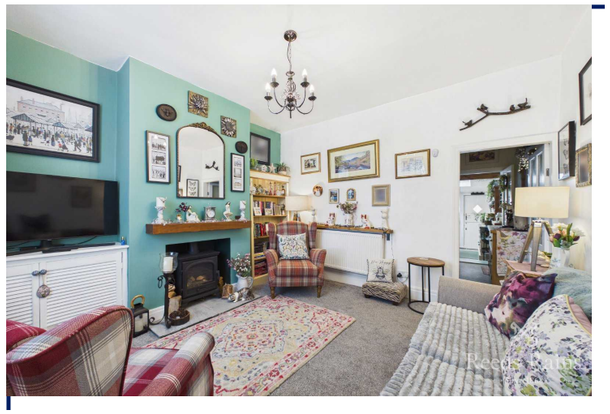




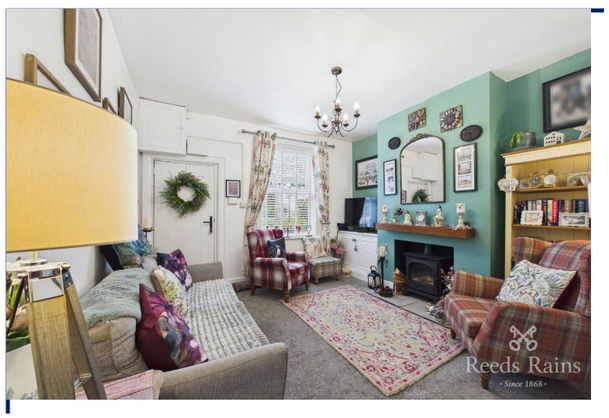












Bournes Row, Hoghton, Preston,
Lancashire, PR5

Asking Price: £175,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Bournes Row, Hoghton, Preston, Lancashire, PR5

Asking Price: £175,000 Freehold

Council Tax Band: A
EPC Rating: D

A HOME YOU'LL FALL IN LOVE WITH THE MOMENT YOU WALK THROUGH THE DOOR!
Beautifully presented throughout, this lovely end-terraced cottage offers a warm and inviting home in the picturesque village of Hoghton. With generous room sizes, a welcoming lounge and a fabulous dining kitchen, there's plenty of space to relax, entertain and enjoy everyday life.
Outside, the charming rear garden is planted with established shrubs and enjoys a fantastic sunny aspect — the perfect little sun trap for a...

Entrance
Double glazed window to the entrance.

Lounge
11'11" x 12'2" (3.63m x 3.7m)
Step into this cosy lounge with ceiling light point, gas fire set on a hearth , feature wooden beam mantle, double glazed window and radiator.

Hallway
Hallway with ceiling light point, wood effect flooring, stairs leading to the first floor landing and doors to the bathroom and dining kitchen.

Bathroom
6'4" x 8'2" (1.93m x 2.5m)
Modern white three piece suite comprising of panelled bath with shower over, feature hand wash basin, WC, double glazed window, tiled elevations to complement, radiator, extractor fan and wood effect flooring.

Dining Kitchen
11'7" x 11'7" (3.53m x 3.53m)
This modern kitchen comprises of soft cream shaker style base units and drawers with contrasting worksurface, splash backs, space for cooker, space for utilities, feature Belfast sink in tune with the character of the property, feature stable door leading to the rear yard, two ceiling light points, double glazed window, feature velux style windows above allowing light to beam through, ample space for dining/entertaining and wood effect flooring.

First Floor Landing

Bedroom One
12' x 10'1" (3.66m x 3.07m)
Double glazed window, ceiling light point, double robe and radiator.

Bedroom Two
6' x 12'1" (1.83m x 3.68m)
Two double glazed windows, ceiling light point, radiator, storage and single robe.

Outside

Rear Yard
Yard area which leads to the detached garden.

Rear Garden
This wonderful space is every gardeners paradise with shed area, easy maintenance gravelled area with planted shrubs, fence enclosed and with gated access. This really is a lovely to space to entertain or simply enjoy the peace of the countryside.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

All Measurements

All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk