KEENANS
Sales & Lettings

Hoghton Lane, Hoghton

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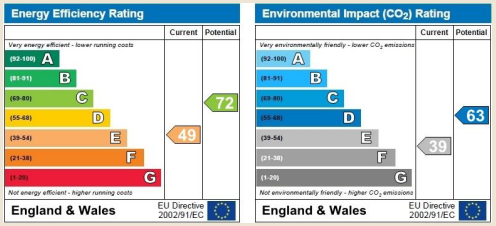
- Half Acre Plot (Approx)
- Detached Family Home
- Four Bedrooms
- Beautifully Presented
- Original Victorian Features
- Fantastic Sized Kitchen
- Detached Double Garage
- Wrap Around Gardens
- Must Be Viewed

Viewing: By appointment via the agent:
01257 447602



Introduction

** A TRULY STUNNING DETACHED VICTORIAN FAMILY HOME **
Park View is a wonderful four bedroom detached family home located in a peaceful position in the heart of the beautiful Hoghton. With stunning views across fields to the rear and side, and sits on approximately a half an acre plot of land, the property offers flexible family living solutions with spacious accommodation sympathetically decorated to enhance the period features. Finished with a stunning dining kitchen, the property would ideally suit a growing family looking for their dream family home with easy access to Chorley, Preston and commuting routes along the A59, M61 and M6.
The property comprises briefly, to the ground floor; entrance through the vestibule to a welcoming entrance hall with stairs leading to the first floor and doors providing access to the sitting room, lounge, study, garden room and the back hall. The sitting room and back hall lead to the gorgeous contemporary fitted dining kitchen, and the back porch also provides access to a shower room and the rear garden. The dining kitchen has French doors to the front elevation and a door providing access to the utility room. To the first floor is a landing with doors leading to four bedrooms and a four-piece family bathroom suite.
Externally the property boasts extensive laid to lawn gardens with an abundance of mature bedding areas and vivid flowering plants. There is a gated gravel chipped driveway providing off-road parking for numerous vehicles leading to a detached double garage and a timber shed.
For further information, or to arrange a viewing, please contact our Chorley team at your earliest convenience.

Ground Floor

Entrance
Hardwood door to the vestibule.

Vestibule
1.37m x 1.14m (4'6 x 3'9) Parquet flooring, part-tiled elevations and a hardwood stained glass leaded door to the hallway.

Hallway
Central heating radiator, Lyncrusta panels, coving to the ceiling, parquet flooring, stairs leading to the first floor and doors leading to the lounge, the garden room, under-stairs storage, the back hall, the study and to the sitting room.

Sitting Room
4.72m x 4.17m (15'6 x 13'8) UPVC double glazed bay window, central heating radiator, cast iron and tiled an original Victorian gas flame gas flame fire with a tiled hearth, decorative surround and mantel, cornice coving to the ceiling, television point, picture rail and a door leading to the kitchen.

Lounge
4.17m x 4.09m (13'8 x 13'5) UPVC double glazed bay window, central heating radiator, picture rail, an original Victorian gas flame fire with a decorative marble surround and tiled hearth, parquet flooring and a television point.

Study
3.40m x 3.12m (11'2 x 10'3) Hardwood single glazed window, central heating radiator, coving to the ceiling, three feature wall lights and a hardwood single glazed leaded stained glass door to the rear.

Garden Room
3.53m x 3.48m (11'7 x 11'5) UPVC double glazed window, two Velux windows, central heating radiator, television point and UPVC double glazed French doors to the rear.

Kitchen
5.97m x 4.95m (19'7 x 16'3) UPVC double glazed window, three Velux windows, a range of wood panelled wall and base units, wooden work surfaces, an island with a granite worktop, space for a Rangemaster cooker with a five ring gas hob, extractor hood, tiled splash-backs, a Belfast ceramic sink, integrated draining ridges and a mixer tap, integrated dishwasher, space for an American style fridge freezer, spotlights, tiled flooring and UPVC double glazed French doors and windows to the front and a door leading to the utility.

Utility
2.97m x 1.37m (9'9 x 4'6) UPVC double glazed window, a range of wood panelled base units, wooden effect work surfaces, plumbing for a washing machine, space for a dryer, stainless steel sink, drainer and mixer tap, a Baxi boiler, tiled flooring and UPVC double glazed frosted door to the side elevation.

Back Hall
3.61m x 2.84m (11'10 x 9'4) Central heating radiator, tiled flooring, a hardwood double glazed door to the rear and a door to the shower room.

Shower Room
1.93m x 1.63m (6'4 x 5'4) Central heated towel rail, three piece suite comprises: dual flush WC, wall mounted wash basin with mixer tap, corner direct feed power head shower, part-tiled elevations, extractor fan, spotlights and tiled flooring.

First Floor

Landing
Hardwood single glazed leaded window in the stair return, Lincrusta panels, coving to the ceiling and doors leading to four bedrooms and to the family bathroom.

Bathroom
2.97m x 1.91m (9'9 x 6'3) UPVC double glazed stained glass leaded frosted window, central heating radiator, four piece suite comprises: WC, wall mounted wash basin with traditional taps, original roll top cast iron freestanding bath with traditional brass taps, a single electric feed shower enclosure, part-tiled elevations and Karndean flooring.

Bedroom One
4.17m x 4.06m (13'8 x 13'4) UPVC double glazed bay window, central heating radiator, pedestal wash basin with mixer tap and a picture rail.

Bedroom Two
4.09m x 3.66m (13'5 x 12') UPVC double glazed bay window, central heating radiator, picture rail, pedestal wash basin with mixer tap, and a television point.

Bedroom Three
3.66m x 3.51m (12' x 11'6) Hardwood single glazed sash window, central heating radiator, pedestal wash basin with traditional taps, and fitted storage.

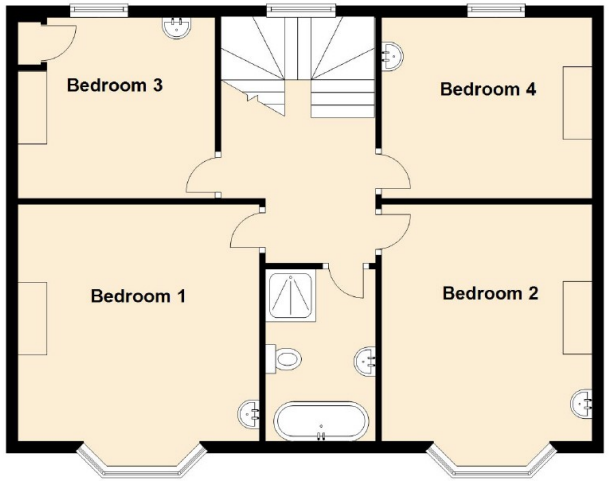
Bedroom Four
3.63m x 3.45m (11'11 x 11'4) Hardwood single glazed sash window, central heating radiator, picture rail and a pedestal wash basin with traditional taps.

External
Extensive laid to lawn gardens with bedding areas, mature trees, hedges, a detached double garage, a timber shed and a gated stone chipped driveway providing off-road parking for numerous vehicles.

Agents Notes
Council Tax Band G
The property sits on a 0.502 acre plot.

Ground Floor

First Floor



Total area: approx. 2057.8 sq. feet

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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