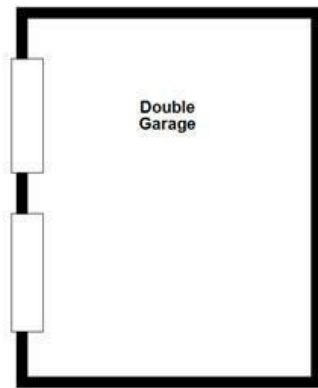
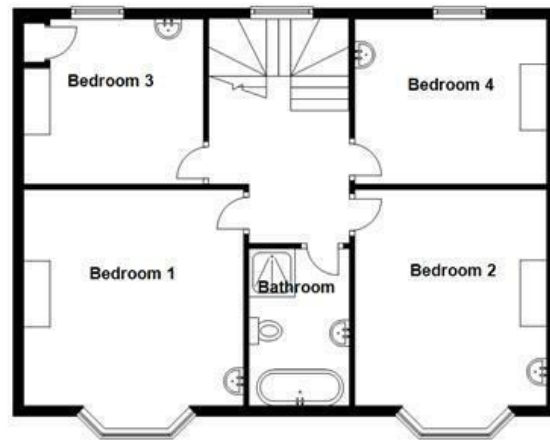


Ground Floor



First Floor



## Hoghton Lane, Hoghton, PR5 0JD

### £880,000

AN EXCEPTIONAL DETACHED VICTORIAN PROPERTY

Sitting on approximately half an acre of land and flowing internally with character and charm, as well as having undergone a full transformation with no details missed, 'Park View' is an enviable Victorian detached period property being proudly welcomed to the market in the desirable location of Hoghton. Offering breathtaking views, stylish interiors and an abundance of indoor and outdoor space, this exceptional property is the perfect home for any growing family looking for luxury and class. A credit to the current owners, this property has been transformed into a contemporary yet characterful home with beautifully lit rooms, well maintained gardens and stunning original features. Situated within outskirts of the ever popular village, this property is conveniently located close to bus routes, local schools, amenities, popular pubs and countryside walks, as well as network links to Blackburn, Preston, Chorley and major motorway links. With ample off road parking, detached double garage and four living areas, this property offers versatile living for any family wanting their own space!

The property comprises briefly; a welcoming entrance hallway provides access through to a two spacious reception rooms, snug, office, inner hallway and enviable wrought iron and oak staircase to the first floor. The main reception room leads through to a contemporary fitted country-style kitchen diner which boasts high quality integrated appliances and leads through to a utility room and on to the inner hallway. The inner hallway guides you on to a shower room and out to the rear. The first floor comprises of doors on to four double bedrooms and a modern family bathroom. Externally there is an enviable garden to the rear with laid to lawn, stone chippings, paving, bedding, double garage and storage shed. To the front there is a garden with mature shrubs, paving, bedding, stone chippings and ample gated off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



# Hoghton Lane, Hoghton, PR5 0JD

## £880,000

 4  2  4  D

- An Impressive Detached Property
- Viewings Are Essential
- Council Tax Band: G
- Tenure Freehold
- Four Double Bedrooms
- Extensive Laid to Lawn Gardens
- Driveway For Multiple Vehicles
- Desirable Location
- Four Reception Rooms
- EPC Rating D

### Ground Floor

#### Entrance

Hardwood door to the Entrance Vestibule

#### Entrance Vestibule

4'5 x 3'9 (1.35m x 1.14m )

Coving, original tiled elevations, encaustic tiled flooring, hardwood single glazed frosted stain glass leaded door to the hallway.

#### Entrance Hallway

20'10 x 7'10 (6.35m x 2.39m )

Upright central heating radiator, coving, two ceiling roses, smoke alarm, original encaustic tiled flooring, hardwood doors to reception room one, reception room two, office, snug and inner hallway, solid oak staircase with iron balustrade to the first floor.

#### Reception Room Two

17'10 x 13'8 (5.44m x 4.17m )

UPVC double glazed bay window with integrated shutter blinds, cast iron central heating radiator, coving, ceiling rose, picture rail, open plan gas fire with tiled hearth and surround and marble mantle, solid oak flooring.

#### Office

11'4 x 11'3 (3.45m x 3.43m )

UPVC double glazed sash window, central heating radiator, coving, ceiling rose, integrated storage, solid oak flooring, hardwood single glazed leaded door to the rear.

#### Snug

11'7 x 11'5 (3.53m x 3.48m )

UPVC double glazed window, two Velux windows, upright central heating radiator, two feature wall lights, television point, solid oak flooring, UPVC double glazed French doors with integrated shutter blinds to the rear.

#### Reception Room One

19' x 13'8 (5.79m x 4.17m )

UPVC double glazed bay window with integrated shutters, cast iron central heating radiator, coving, ceiling rose, picture rail, open coal gas fire with tiled hearth and surround and cast iron mantle, television point, solid oak flooring, hardwood single glazed frosted door to the kitchen diner.

#### Kitchen Diner

19'8 x 16'3 (5.99m x 4.95m )

Three UPVC double glazed windows, three Velux windows, underfloor heating, a range of grey panelled wall and base units, granite surface, tiled splash backs, inset stainless steel one and a half sink with a high spout mixer tap, a three door Rangemaster range oven with a five ring gas hob, integrated extractor hood, space for an American style fridge freezer, integrated dishwasher, central island with granite surface and breakfast bar, spotlights, television point, smoke alarm, extractor fan, tiled flooring, hardwood single glazed frosted door to the utility room, hardwood single glazed frosted door to the inner hallway.

#### Utility Room

9'10 x 4'6 (3.00m x 1.37m )

UPVC double glazed window, underfloor heating, grey panelled base

units, wood effect surface, tiled splash backs, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, spotlights, storage hatch, Baxi boiler, tiled flooring, UPVC double glazed frosted door to the rear.

#### Inner Hallway

11'10 x 9'4 (3.61m x 2.84m )

Central heating radiator, tiled flooring, hardwood door to the shower room and a hardwood double glazed door to the rear.

#### Shower Room

6'4 x 5'4 (1.93m x 1.63m )

Heated towel rail, a three piece suite comprising of a dual flush WC, direct feed corner shower enclosure, wall mounted wash basin with mixer tap, tiled elevations, spotlights, extractor fan, tiled flooring.

#### First Floor

#### Landing

15' x 7'8 (4.57m x 2.34m )

UPVC double glazed sash window, upright central heating radiator, coving, loft access smoke alarm, solid oak flooring, solid wood doors to four double bedrooms and bathroom.

#### Bedroom One

16'8 x 13'8 (5.08m x 4.17m )

UPVC double glazed bay window, central heating radiator, ceiling rose, picture rail, solid oak flooring.

#### Bedroom Two

16'8 x 12'1 (5.08m x 3.68m )

UPVC double glazed bay window, central heating radiator, ceiling rose, picture rail, solid oak flooring.

#### Bedroom Three

12'1 x 11'4 (3.68m x 3.45m )

UPVC double glazed sash window, central heating radiator, ceiling rose, picture rail, solid oak flooring.

#### Bedroom Four

12' x 11'4 (3.66m x 3.45m )

UPVC double glazed sash window, central heating radiator, ceiling rose, solid oak flooring.

#### Bathroom

9'9 x 6'1 (2.97m x 1.85m )

UPVC double glazed frosted leaded stain glass window, heated towel rail, a four piece suite comprising of a freestanding bath with mixer tap and rinse head, vanity top wash basin with mixer tap, dual flush WC, double direct feed rainfall shower enclosure with rinse head, tiled elevations, ceiling rose, extractor fan, tiled flooring.

#### External

#### Rear

Enclosed approximately half an acre garden with laid to lawn, stone chippings, bedding, patio area, mature shrubs and access to storage shed and double garage.

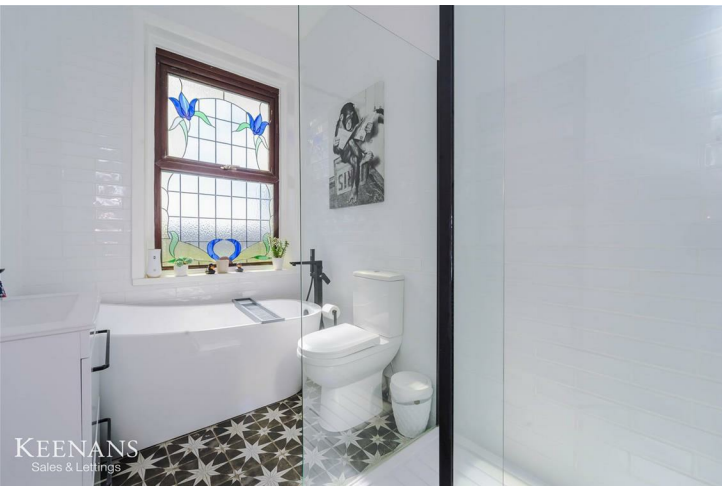
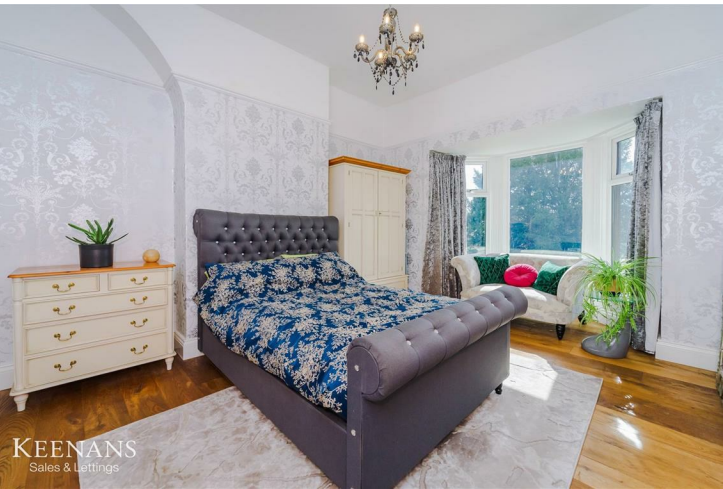
### Double Garage

22'3 x 17'8 (6.78m x 5.38m )

Power, lighting, two electric up and over garage doors, hardwood door.

#### Front

Wrap around garden with paving, bedding, mature shrubs, laid to lawn areas and gated off road parking.



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