



PROCTORS

ESTATE AGENTS

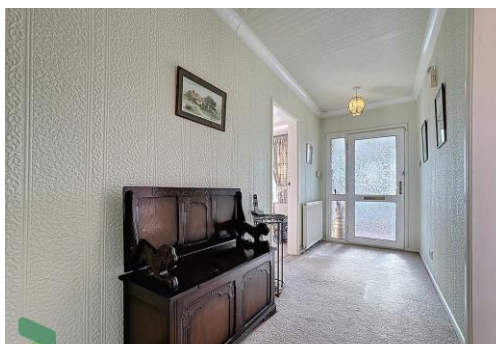
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195 Hoghton Lane, Hoghton, Preston, PR5 0JE

£1,200 pcm

A very distinguished, mature detached bungalow, set in private grounds close to the centre of Hoghton Village. It's convenient for Preston, Blackburn, Chorley & Junction 3 of the M65. The well-maintained accommodation has an entrance porch, hallway, lounge, dining kitchen, separate utility room, conservatory, two bedrooms (with fitted wardrobes) and a three-piece bathroom. Gas central heating & PVC double glazing are both installed. Externally, there are low maintenance gardens to the front & rear and a gravelled driveway with turn around circle, garage and a garden shed.



195 Hoghton Lane, Hoghton, Preston

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed window & door, tiled floor

ENTRANCE HALL

Radiator, loft access

LOUNGE

15' x 12' (4.57m x 3.66m) Radiator, large PVC double glazed bay window, 2 x side walls, gas fire in fire surround

FULLY FITTED KITCHEN

14' 11" x 10' 9" (4.55m x 3.28m) Wall & floor units including drawers, built in oven, gas hob, extractor, single drainer sink unit, radiator, double doors to

CONSERVATORY

11' 9" x 10' 3" (3.58m x 3.12m) PVC double glazed windows & french door, tiled floor

UTILITY ROOM

9' x 7' 4" (2.74m x 2.24m) 2 x PVC double glazed windows, gas fired central heating boiler unit, plumbed for washer

BEDROOM ONE

11' 5" x 10' 6" (3.48m x 3.2m) Fitted wardrobes, radiator, PVC double glazed bay window

BEDROOM TWO

10' 2" x 10' 1" (3.1m x 3.07m) Fitted wardrobes, radiator, PVC double glazed window

THREE-PIECE BATHROOM

7' 1" x 6' 5" (2.16m x 1.96m) Panelled bath with shower above, wash basin, WC, PVC double glazed window, fully tiled walls, radiator/towel rail



Council Tax Band
Local Authority
EPC Rating

Band
64d

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential tenants are advised to recheck the measurements.

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OUTSIDE

Larger than average plot, low maintenance, flagged & gravelled areas, shed, garage

GARAGE

23' 9" x 10' 2" (7.24m x 3.1m)

PLEASE NOTE

All properties are offered 6-months minimum contract period. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one week's holding fee, the landlord has 15 days to make a decision. If the tenancy does go ahead, the holding fee will be refunded or deducted from the first month's rent. If the tenancy does not go ahead then the holding fee will be refunded within 7 days of the deadline being reached or the landlord backing out. A repayment will not be made if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days. We will require proof of ID and address for all applicants over the age of 18 that will be occupying the property.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		64 D	73 C