




Holdens
ESTATE AGENTS

33 Arrowsmith Drive, Hoghton

Offers Over **£275,000**


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33 Arrowsmith Drive

Hoghton, Preston

Beautifully extended three-bedroom bungalow with open-plan living, ensuite, utility, low-maintenance garden and driveway. Modern décor throughout. Sought-after location. Council Tax Band B. Freehold.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended Semi Detached Bungalow
- Expansive Interior
- Spacious & Bright Open Plan Kitchen/Diner/Living
- Beautifully Maintained By Current Owners
- Three Bedrooms with Ensuite to Master Bedroom
- Three Piece Family Bathroom
- Separate Utility Room
- Low Maintenance Rear Garden
- Driveway Providing Off Road Parking
- Suitable For Growing Families



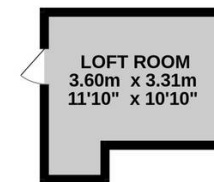




GROUND FLOOR
102.6 sq.m. (1104 sq.ft.) approx.



1ST FLOOR
10.3 sq.m. (111 sq.ft.) approx.



TOTAL FLOOR AREA: 112.8 sq.m. (1215 sq.ft.) approx.
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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Holdens Lostock Hall

Holdens Estate Agents, 6 Watkin Lane - PR5 5RD

01772 698888

lostockhall@holdens.co.uk

www.holdens.co.uk/

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