



  
**Holdens**  
ESTATE AGENTS

**1 Methuen Drive, Hoghton**

Offers Over **£225,000**

  
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# 1 Methuen Drive

Hoghton, Preston

Beautifully renovated two-bedroom bungalow in Hoghton with modern kitchen, utility, bay-window lounge, private garden, garage, off-road parking, and great access to amenities, schools, and transport.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:


- Recently Renovated Semi-Detached True Bungalow in Hoghton
- Spacious Lounge with Bay Window Offering Lots of Light
- Modern Fitted Kitchen with Separate Utility Room
- Two Well-Proportioned Double Bedrooms
- Contemporary Three-Piece Family Bathroom
- Mature Rear Garden with High Levels of Privacy
- Ample Off-Road Parking and Tandem Garage
- EPC Rating C



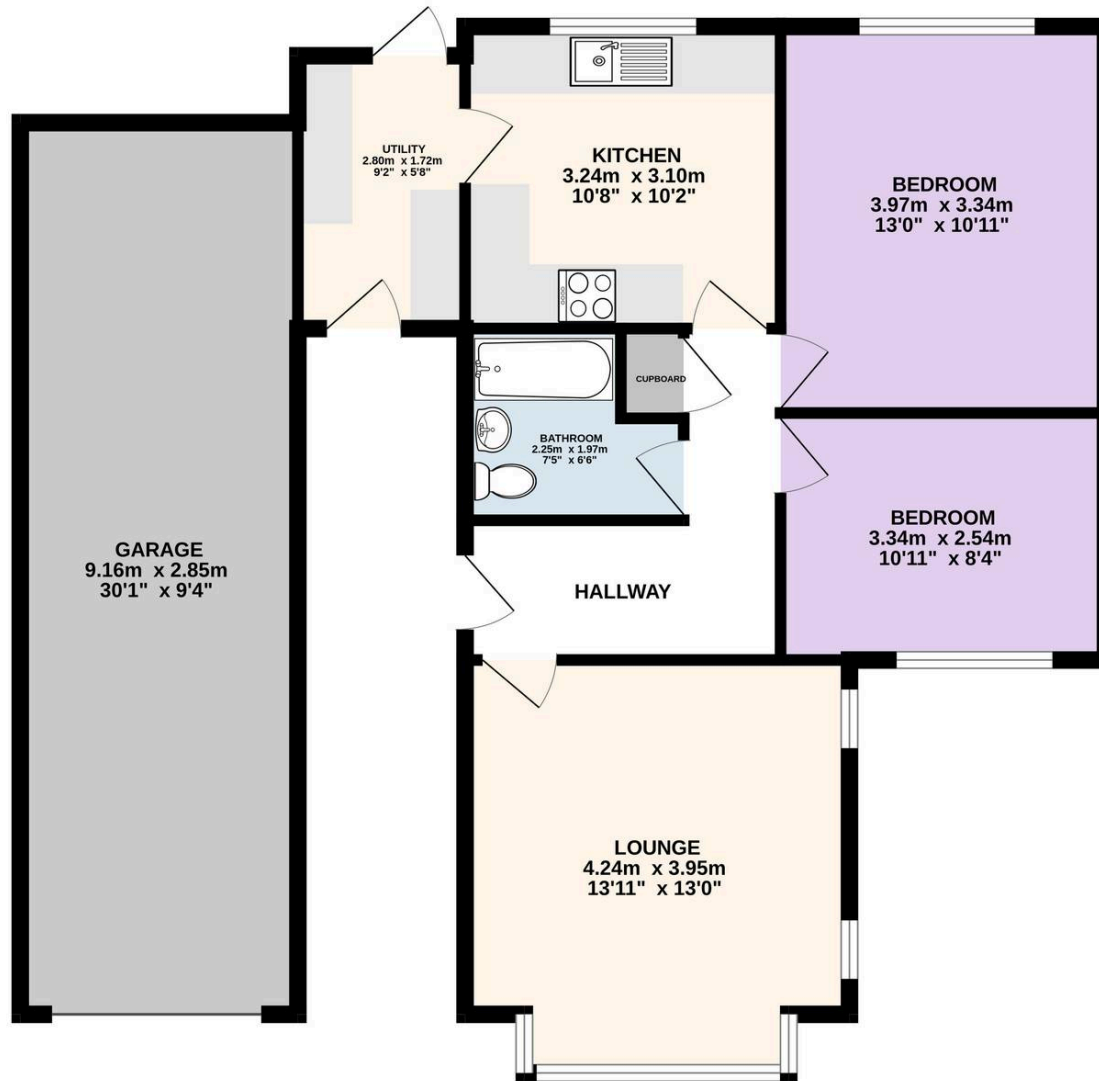




## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

GROUND FLOOR  
89.8 sq.m. (967 sq.ft.) approx.



TOTAL FLOOR AREA: 89.8 sq.m. (967 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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