



Asking Price £399,950

- **Stunning Detached Family Home**
- **Four Double Bedrooms**
- **Spacious Master With En-Suite And Walk In Wardrobe**
- **Superb Plot Mature Gardens & Detached Double Garage**
- **Gas Central Heating & Double Glazing**
- **Three Reception Rooms**
- **Fabulous Open Plan Kitchen/Dining Area**
- **Immaculately Presented Throughout**
- **Excellent Local Amenities**
- **EPC Rating : C**

ACCOMMODATION

Entrance Hallway

Impressive hallway with doors leading to the lounge, kitchen and family room. Bespoke feature staircase to first floor.

Lounge 18' 11" x 15' 1" (5.76m x 4.59m)

Solid Wooden Flooring. Two windows overlooking the front garden and one to the rear. Two modern style radiators. Stylish Inset Lighting.

Family Kitchen 14' 9" x 9' 3" (4.49m x 2.82m)

Open Plan modern kitchen/dining area. An Extensive range of wall and base units with stylish work surfaces. One and a half sink and drainer unit with stainless steel splashback. Double electric Oven and induction hob. Integrated dishwasher. Space for American style Fridgefreezer. Breakfast bar seating area. Tiled flooring. Window overlooking back garden. Access to utility.

Dining Area 9' 9" x 8' 7" (2.97m x 2.61m)

Family dining area with French doors leading onto the patio area. Wooden flooring. Storage units. Modern style radiator.

Utility Room 8' 0" x 6' 5" (2.44m x 1.95m)

External door to the rear. Tiled floor. Storage units with work surfaces and tiled splashbacks. Plumbing for washing machine.

Downstairs Wc 3' 9" x 7' 0" (1.14m x 2.13m)

Frosted double glazed window, tiled floor, part tiled walls, modern wash hand basin and WC.

Family Room 16' 0" x 11' 11" (4.87m x 3.63m)

Beamed ceiling. Multiple base storage units. Double glazed windows to front and side. Access to study. Wooden flooring.

Study 9' 9" x 8' 7" (2.97m x 2.61m)

Double glazed window front and rear window, wooden flooring, inset lighting.



First Floor Landing

Inset lighting. Wooden flooring. Radiator. Access to all bedrooms and family bathroom.

Bedroom One 16' 0" x 11' 11" (4.87m x 3.63m)

Spacious master suite. Double glazed window overlooking the front of the property. Wooden flooring. Inset lighting. Loft access. Doors leading to Ensuite and walk in wardrobe.

En Suite 11' 3" x 8' 4" (3.43m x 2.54m)

Luxury En-Suite comprising of wall mounted vanity wash hand basin, walk in shower area, WC. Heated towel rail. Tiled floor. Inset lighting.

Walk In Wardrobe 4' 11" x 7' 7" (1.50m x 2.31m)

Spacious walk in wardrobe. Double glazed front window. Inset lighting. Fitted storage unit.

Bedroom Two 19' 0" x 11' 5" (5.79m x 3.48m)

Good size second room with two double glazed windows overlooking the back garden. Wooden floor.

Bedroom Three 12' 6" x 11' 6" (3.81m x 3.50m)

Generous third bedroom. Double glazed window to front. Inset lighting and storage cupboard. Wooden flooring.

Bedroom Four 15' 1" x 8' 10" (4.59m x 2.69m)

Doubled glazed windows to front and rear of the property. Wooden flooring. Inset lighting.

Family Bathroom 10' 8" x 6' 11" (3.25m x 2.11m)

Full luxury three piece suite comprising of stand alone bath with spa jets, wall mounted vanity wash basin and wc. Frosted double glazed rear window. Tiled floor and ,part tiled walls. Heated towel rail.

Rear Exterior

Enclosed well kept lawned garden, substantial patio area ideal for entertaining. Large detached double garage. Gated access to side.

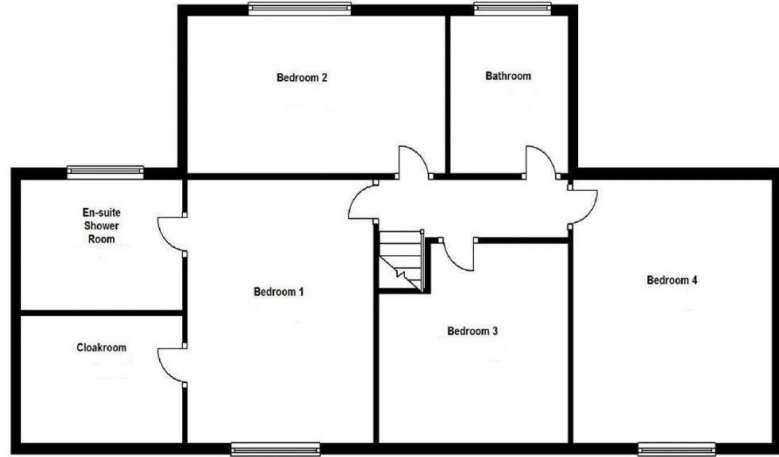
Front Exterior

Substantial property with an impressive outlook. Beautiful Enclosed front garden, Well kept garden with stocked beds. Driveway providing off road parking. Path the entrance.





Ground Floor



First Floor

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Performance Certificate



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87, Liverpool Old Road, Much Hoole, PRESTON, PR4 4GA

Dwelling type: Detached house
Date of assessment: 18 August 2014
Date of certificate: 29 August 2014

Reference number: 8804-5282-2729-5297-9843
Type of assessment: RdSAP, existing dwelling
Total floor area: 183 m²

Use this document to:

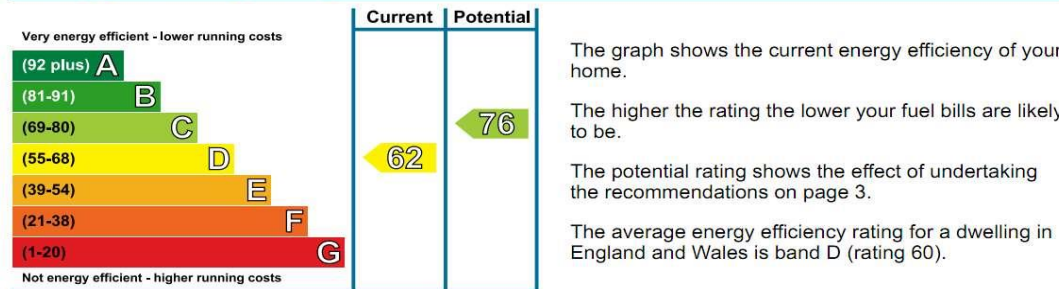
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,896
Over 3 years you could save	£ 1,095



Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 252 over 3 years	
Heating	£ 4,143 over 3 years	£ 3,150 over 3 years	
Hot Water	£ 423 over 3 years	£ 399 over 3 years	
Totals	£ 4,896	£ 3,801	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

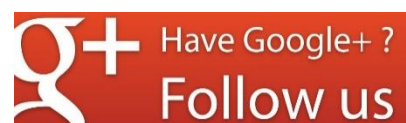


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 666	
2 Floor Insulation	£800 - £1,200	£ 162	
3 Low energy lighting for all fixed outlets	£40	£ 66	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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