



211 Liverpool Old Road , Much Hoole, Preston, PR4 4RJ

Price: £160,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	

- Gas central heating
- Double glazing
- Two reception rooms
- Rural Location
- Easy access to transport links
- Gardens to front and rear
- Sought after residential location
- Priced to sell

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FULL DESCRIPTION

Tiger Estates are now in receipt of an offer for the sum of £190,000 for 211 Liverpool Old Road, Much Hoole, PR4 4RJ. Anyone wishing to place an offer on this property should contact, Tiger estates, 11-13 Whitegate Drive, Blackpool, FY3 9AA, 01253 406111 before exchange of contracts.

This rural located two bedroom semi detached house has been priced attractively as it requires refurbishment. The home over looks fields to the front and rear with easy access to transport links. The home comprises an entrance hall, lounge, dining room/bedroom 3, fitted kitchen, direct access to the garage which could be converted. The first floor has two bedrooms and a bathroom. Off street parking to the front. NO CHAIN INVOLVED!

BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band "C"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
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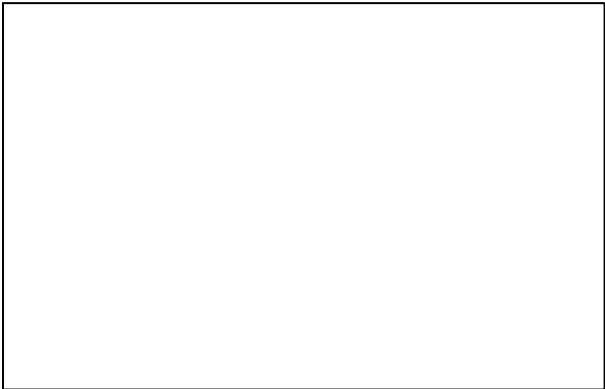
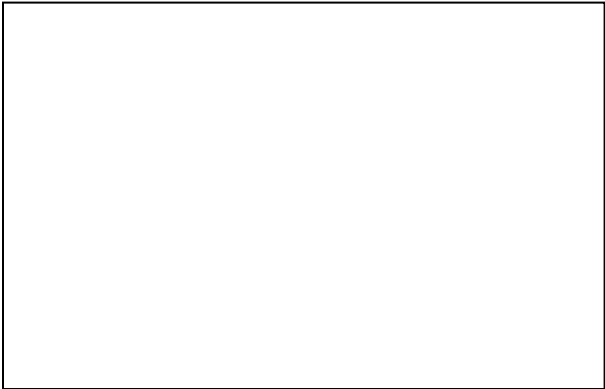
211 Liverpool Old Road, Much Hoole, Preston

A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

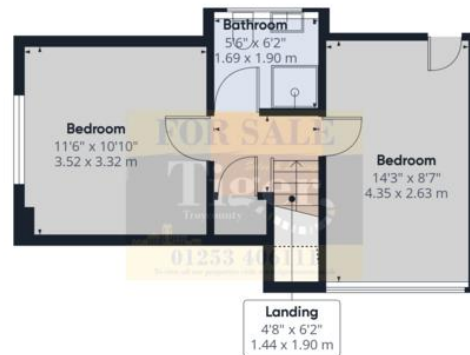
05/06/2025



211 Liverpool Old Road, Much Hoole, Preston



Ground Floor



Floor 1



Approximate total area^m

816.66 ft²
75.87 m²

Reduced headroom

14.52 ft²
1.35 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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