

**Liverpool Old Road,
Much Hoole**


SMART MOVE



Asking Price **£475,000**



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For those buyers seeking something a bit special, a real one-off property that a simple drive-by can in no way do justice to, then look no further. Don't let first appearances fool you, as the façade may be that of a traditional detached bungalow, but the interior is far from "traditional" and has been comprehensively enhanced and extended by the current owner to create a contemporary home that will appeal to a range of buyers needs.

The accommodation spans over £2,100 sq ft (excluding the detached workshop to the rear,) and in brief includes: entrance vestibule which leads to the central hallway with stairs to the first floor and the open landing overlooking, lounge with feature log burner, ground floor WC, stylise modern kitchen with large central island unit and a brew / prep room off, open plan family room with roof lantern and large sliders opening the room out to the rear garden, utility / laundry room, integral garage, bedroom one with dressing room and en suite shower room off and bedroom two completes the ground floor of the property.

To the first floor you shall find a central galleried landing which looks over the hallway below, bedrooms two and three and the four piece family bathroom completes the accommodation.

The property sits centrally within the plot and as such, boasts equally generous mature garden areas to both the front and rear. The front garden consists of a lawned garden with established hedges and trees bordering. Off road parking is also available to the front of the property, both on the gravelled driveway, as well as within the integral single garage. The main garden is situated to the rear and includes a gravelled patio and pathway, established lawn with trees dotted around the perimeter and a fenced boundary. Within the rear garden is a useful detached workshop, which has light and power and offers fantastic storage, as well as scope for conversion to a garden room / WFH space (STPP.)

About the Local Area: Much Hoole is located to the south west of Preston, in the district of South Ribble, in the county of Lancashire. The village remains a commuter village with a regular bus service into Longton and Preston. Longer distance commuting to Manchester, Merseyside and Lancaster is afforded by the proximity of the M6, M61 and M65 motorways.



- * A Real One-Off Detached Home
- * Internal Inspection Highly Recommended
- * Bedroom One with Dressing Room & En Suite to Ground Floor
- * Lounge with Log Burner
- * Driveway, Integral Garage & Gardens to Front & Rear

- * Modernised, Upgraded & Extended
- * Four Bedrooms (Two Ground & Two to First Floor)
- * Ground Floor WC & First Floor Bathroom
- * WOW Factor Open Plan Kitchen & Family Room
- * Freehold, Council Tax Band B & EPC tbc



DETACHED WORKSHOP
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 2323 sq.ft. (215.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



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.