



Liverpool Old Road, Much Hoole, Preston

Offers Over £474,950

Ben Rose Estate Agents are pleased to present to market this stunning and unique, NO CHAIN, four-bedroom detached home situated on the ever sought after Liverpool Old Rd in Much Hoole. This characterful home is ideal for families in the area, offering spacious indoor and outdoor living as well as huge potential for extension or for an annex to be created. It is even situated across from Hoole St Michael's primary school and is nearby to Liverpool Rd with direct bus and travel routes to Preston and Southport.

As you step into this perfect family home, a welcoming reception hall greets you, featuring an open staircase that adds a touch of traditional charm. The ground floor boasts a versatile study and a convenient shower room. The spacious lounge, adorned with traditional features, includes a feature fireplace and offers seamless access to one of the two conservatories. Continuing through the lounge is the family dining room with enough space for a large family dining table. Moving back through the reception hall, you'll find the heart of the home – an open plan German Leich Kitchen/Breakfast room with ample storage, pull out lada and recently installed double oven and microwave. Two utility rooms provide practicality and additional space for various needs with utility room 2 having through access into the second conservatory. This space features integrated cabinets and is perfect to be used as an additional reception room with through access to the garden.

Ascending to the first floor through an open landing with ample storage, you'll discover four bedrooms, each adorned with fitted wardrobes. Bedroom two, strategically located next to the kitchen roof, presents immense potential for extension, offering the opportunity for more bedrooms or versatile first-floor space with the footing being in place to extend out over the kitchen area. A three-piece family bathroom with an over-the-bath shower completes this floor, ensuring both comfort and convenience.

Moving outside, the exterior features a driveway with space for two cars leading to two integrated garages. These garages could be transformed into a self-contained annex, providing endless possibilities. Two front lawns and gated parking to the side enhance the curb appeal. The rear garden, a gorgeous outdoor haven, boasts a main lawn bordered by hedging and a side patio, offering access to utility room 1, the garages, and a charming summer house.

In summary, this property seamlessly blends tradition with family living, presenting a unique opportunity for a family to make it their own.





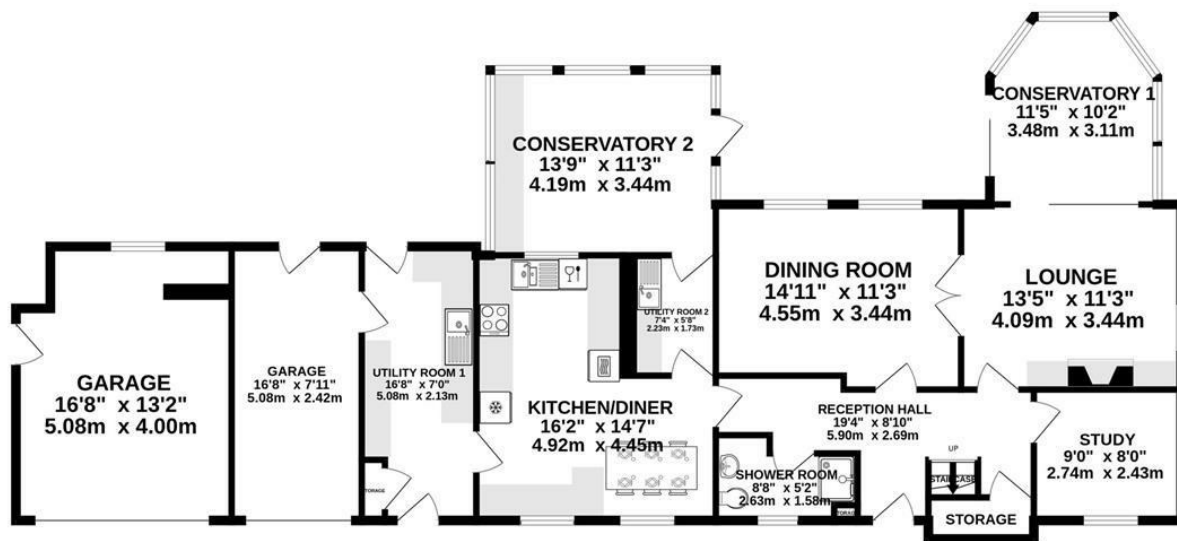




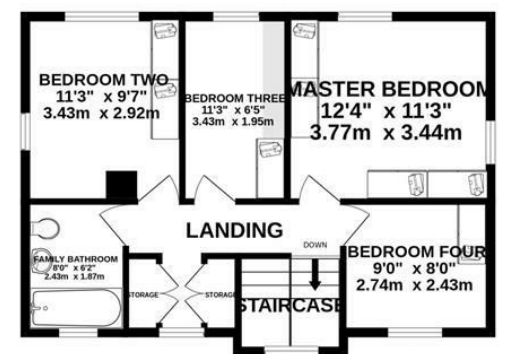




GROUND FLOOR
1492 sq.ft. (138.7 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.

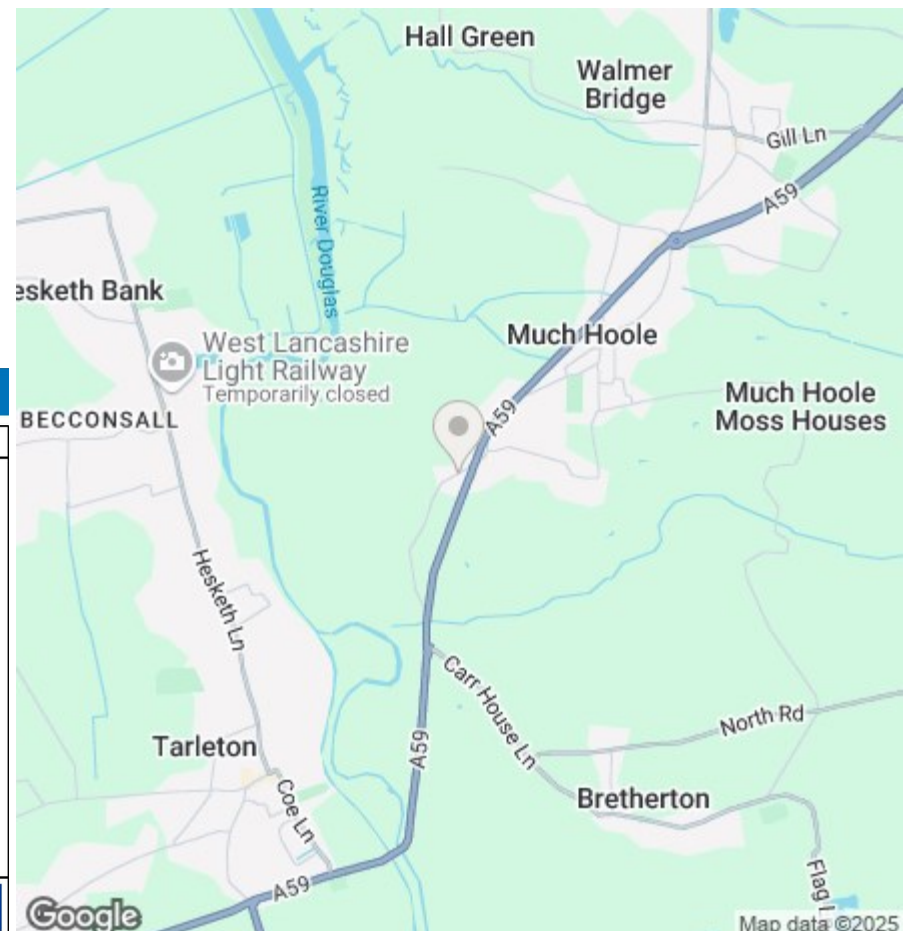


TOTAL FLOOR AREA : 2042 sq.ft. (189.7 sq.m.) approx.

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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Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |