



Moss House Lane, Much Hoole, Preston

Offers Over £179,950

Ben Rose Estate Agents are pleased to present to the market this NO CHAIN, three-bedroom semi-detached home situated in the sought-after residential area of Much Hoole. The property presents an excellent opportunity for first-time buyers or those looking for a project home, offering significant potential for renovation and modernization. Located in a desirable neighborhood, the home boasts excellent travel links and is surrounded by convenient local amenities.

Upon entering through the welcoming entrance porch, you'll find easy access to the main hallway, where the staircase and entry to the lounge are located. Two storage cupboards in the hall provide practical space. The generously sized lounge seamlessly flows into the dining room at the rear, offering ample space for a family dining table. Access to the kitchen can be found off the dining room, providing ample worktop space with room for freestanding appliances. Furthermore, the kitchen offers integral access to the garage, which houses a WC and additional plumbed utility space, as well as access to the garden.

Venturing to the first floor, you'll discover three good-sized bedrooms, each with its own unique charm. All bedrooms feature convenient built-in storage, catering to your organizational needs. The three-piece family bathroom on this floor also offers integral storage.

Moving outside, the property showcases a large driveway capable of accommodating multiple vehicles off-road. The integral garage adds valuable convenience, while the well-maintained front lawn ensures an attractive entrance. The south-facing rear garden is generously sized and provides a serene and private outdoor space, primarily lawned and offering versatility for various outdoor activities.







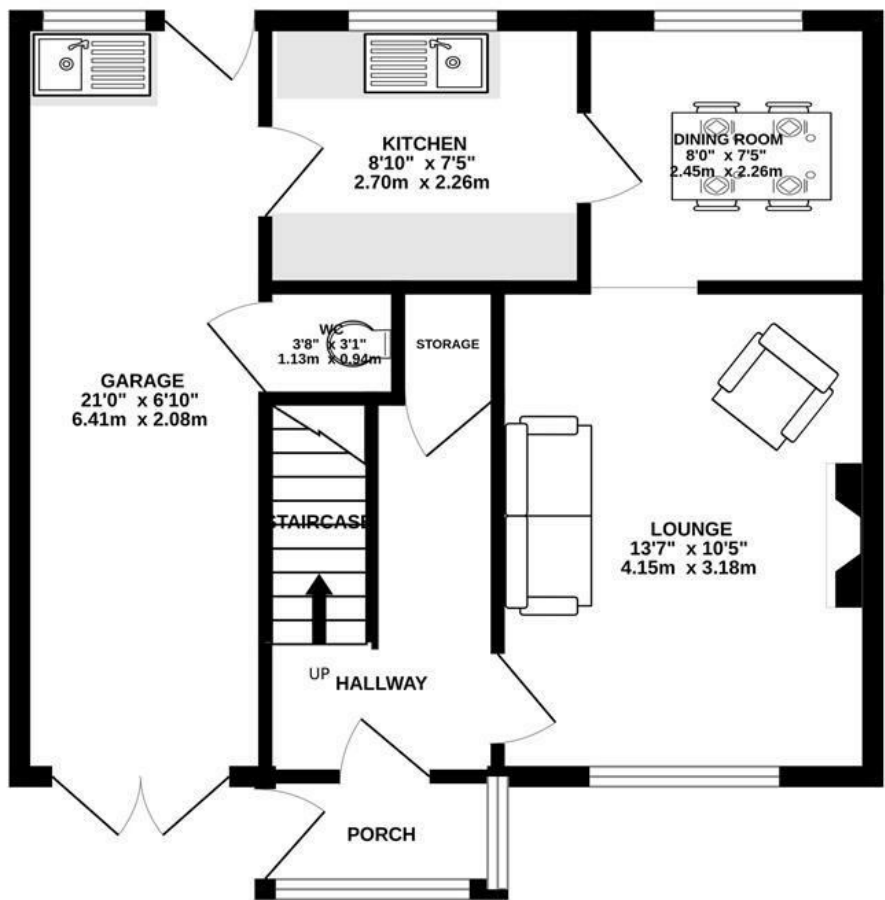




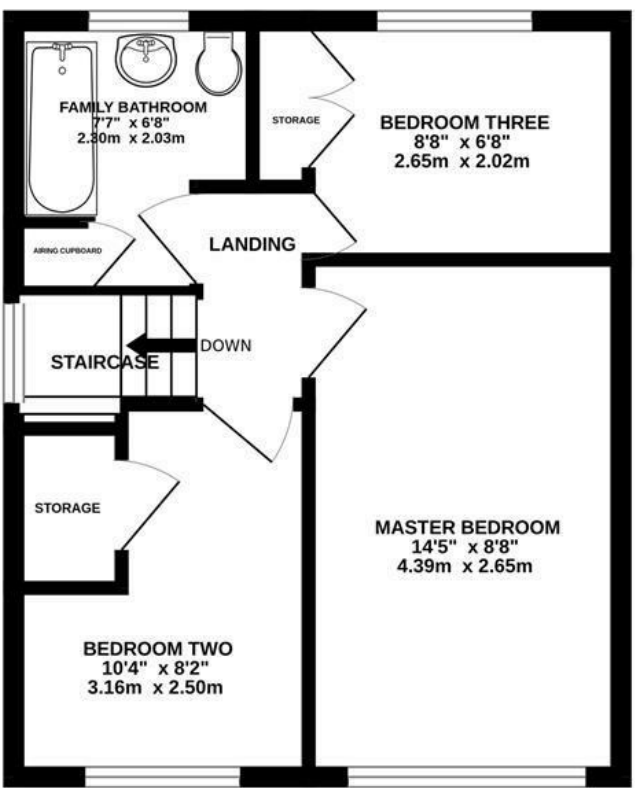


BEN ROSE

GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>63</div>	<div>80</div>
(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 (CO ₂) 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		

