



Oldfield, Little Hoole, Preston

Offers Over £229,950

Ben Rose Estate Agents are pleased to present to the market this, two bedroom, chalet-styled detached property situated in the scenic area of Much Hoole, Preston. This house offers modern living whilst remaining practical and homely. Situated on the outskirts of Preston, the house is a short drive from Longton and has access to several pubs and restaurants, as well as a primary school and church. The location also boasts ample travel links either via bus or driving to the A59, taking you straight to Preston city centre.

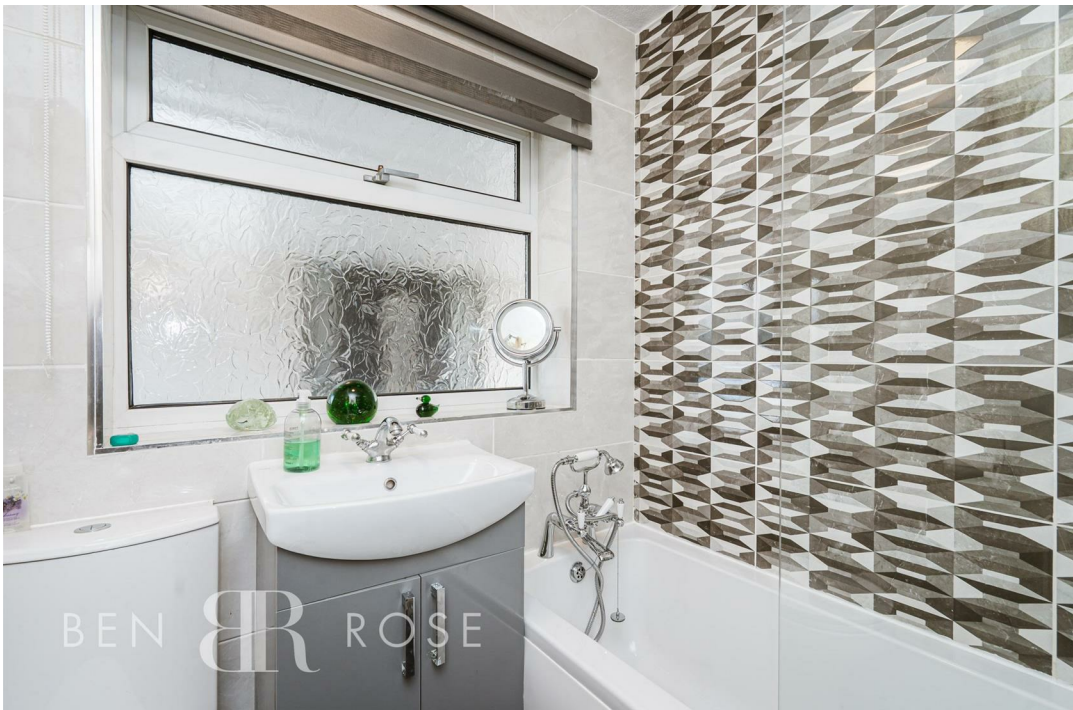
Entering the home you are greeted by a welcoming entrance hall that leads to all of the downstairs rooms. To the right is the bright and spacious lounge with a feature fireplace and large front facing window that floods the room with light. Across the hall is the dining room as well as the kitchen with ample worktop space. The kitchen provides access to the rear garden. Completing the ground floor is the three piece family bathroom that features an over the bath shower.

Moving upstairs you will find two well sized double bedrooms. Both with inbuilt storage solutions and lots of natural light.

Externally the home offers a large driveway as well as a substantial garage providing more than enough off the road parking. The rear garden is a peaceful place with tall fences and requires little maintenance. Overall this quaint house is in an ideal spot for those looking for a peaceful and simple lifestyle. The property also benefits from new front and back doors as well as a new front and kitchen window.







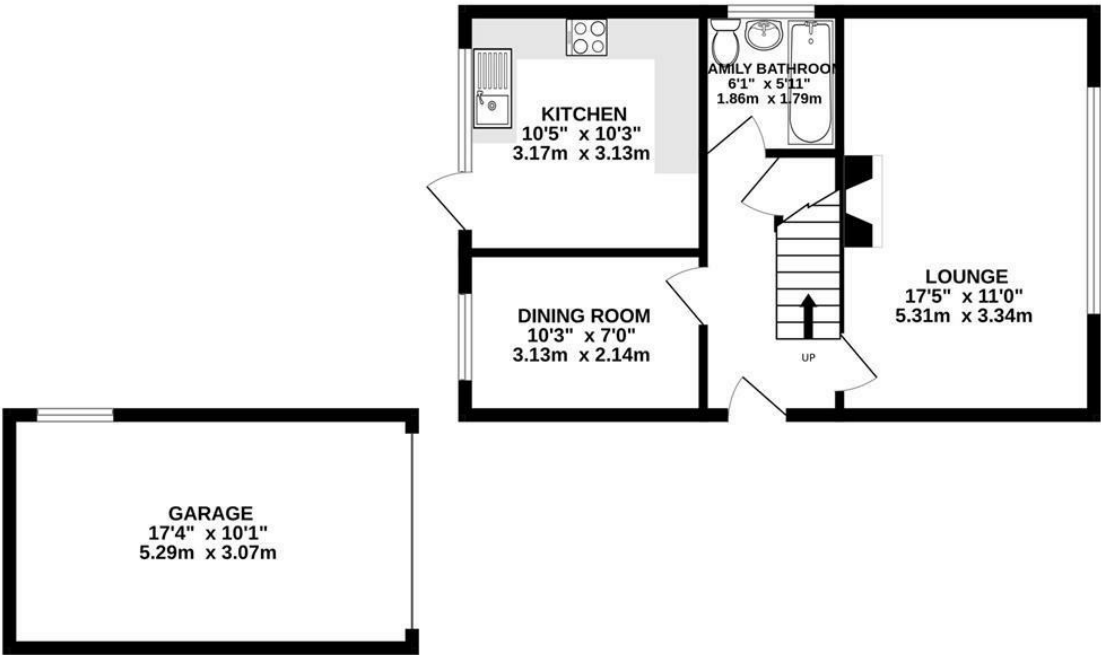




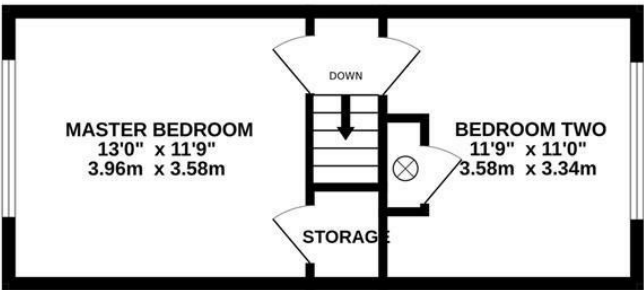


BEN ROSE

GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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		79
(81-91) B		
(69-80) C		
(55-68) D	59	
(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

