



35 Barnfield, Much Hoole

Preston

£220,000



35 Barnfield

Much Hoole, Preston

If you are looking for your first home or a property investment that you can move straight into then this three bedroom semi detached property on Barnfield could be ideal. This house that could generate a rental income of approx. £1,100 PCM if you are a landlord and a potential rental yield of 6%.

Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Ideal First Home
- Three Bedrooms
- Attached Garage
- Well Presented Throughout
- Low Maintenance Rear Garden
- Close To Local Amenities
- Expected Rental Income Approx £1,100 PCM

Entrance Porch

Tiled floor.

Hallway

Laminate floor, under stairs storage.

Lounge

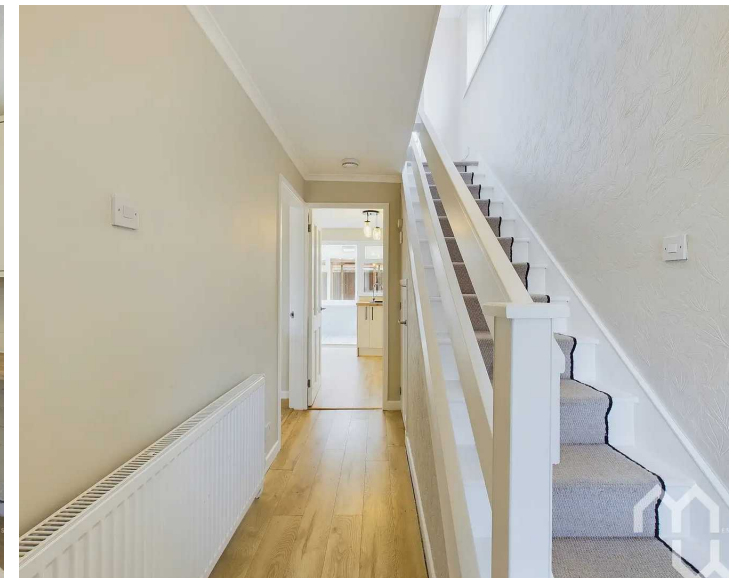
Laminate floor, window to front.

Dining Kitchen

Good range of eye and low level units incorporating gas hob and electric oven, single sink, plumbed for dishwasher, laminate floor, window and door to rear.

Rear Porch

Overlooking garden.



First Floor Landing

Window to side, loft access to part boarded loft.

Bedroom One

Window to front.

Bedroom Two

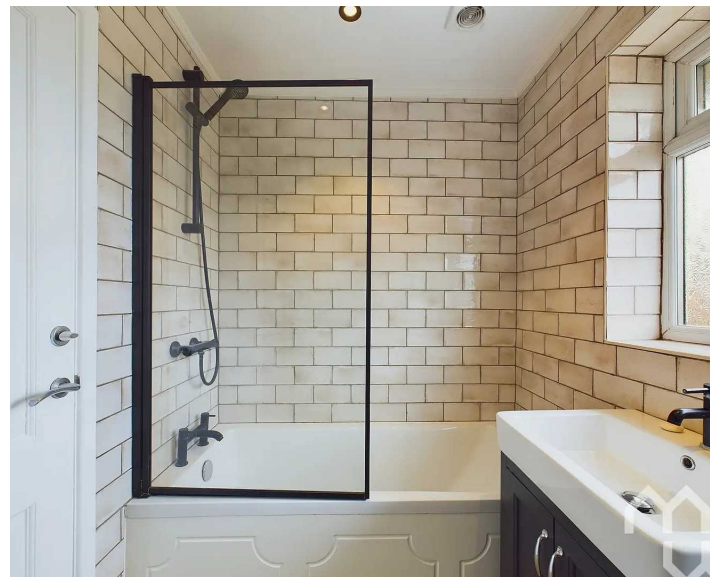
Window to rear.

Bedroom Three

Fitted wardrobe, window to front.

Bathroom

Three piece suite comprising: panelled bath with mains shower over, vanity unit wash hand basin and low level WC. Laminate floor, window to rear.



FRONT GARDEN

Low maintenance front garden with decorative stones and walkway to front door.

REAR GARDEN

Low maintenance rear garden with artificial grass and Indian stone patio.

GARAGE

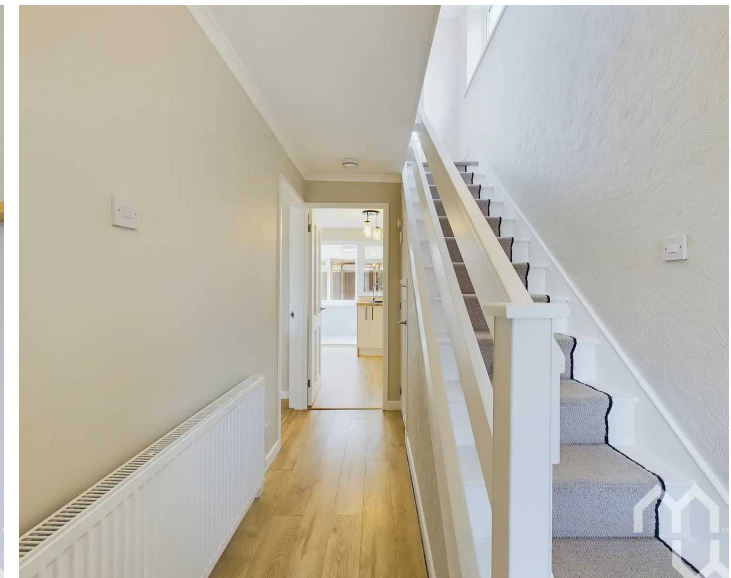
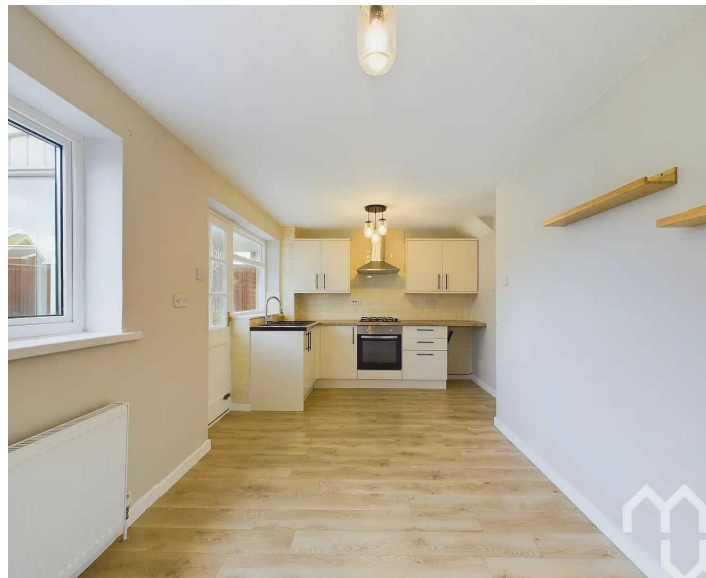
Single Garage

Attached garage

OFF STREET

1 Parking Space

Driveway provides off road parking.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1010.9 ft²

93.92 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Ready to make your next move? Let us help you find your dream home.

With over 20 years' experience in the North West property market we know what it takes to match buyers with sellers. After all, that's why this brochure is now in your hands!

We are streets ahead of our competitors because we know what it takes to make your move smooth, stress free and profitable.

Looking to list your property?

Thanks to our unique selling models and team of dedicated MovingWorks Property Partners, we combine a forward-thinking and technology-driven approach with a genuinely personal touch.

Why not call us on 01772 615550 now?

Introducing MWConcierge

Helping you take the time and stress out of mortgages, conveyancing, removals and more.

We understand that no matter how experienced you are at buying and selling properties, the to-do list can often be daunting at the start of any move. Let us take the hassle out of many of those challenging tasks and make your move that little bit smoother with MWConcierge.

Our awards and accreditations

MovingWorks is proud to have won not one but two British Property Gold Awards in recent years, demonstrating our best-in-class service and commitment to excellence. As registered members of The Property Ombudsman and NAEA Propertymark estate agents we are also able to demonstrate that we adhere to the highest industry standards, providing our clients with genuine peace of mind.

