



9 Swallowfield, Much Hoole

Preston

Guide Price **£300,000**



9 Swallowfield

Much Hoole, Preston

Offering extensive accommodation and the ability to further extend and put your own stamp on the property this three bedroom home could equally suit a family looking for a large space or a downsizer looking for lateral living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Large True Bungalow
- Ideal For Downsize Or Families
- Three Bedrooms
- Three Reception Rooms
- Good Size Plot
- Integral Garage
- Cul De Sac Location In Popular Village
- Plenty Of Potential

Entrance Hallway

Storage cupboard.

Lounge

Window to front, feature fireplace, coving.

Kitchen

Good range of eye and low level units incorporating a 1 1/2 stainless steel sink drainer unit, integrated dishwasher and space for range style cooker. Laminate floor, window to side. Opens to dining room and family room.

Dining Room

Coving, open to kitchen.

Family Room

Open from kitchen, laminate floor, French doors to rear.

Utility Room

Stainless steel sink drainer unit, plumbed for washing machine, laminate floor, window and door to side.

Inner Hallway

Loft access.

Bedroom One

Extended bedroom with dressing room, window to rear.

Wet Room En-Suite

Wet room with shower, vanity wash hand basin and low level WC. Window to side.

Bedroom Two

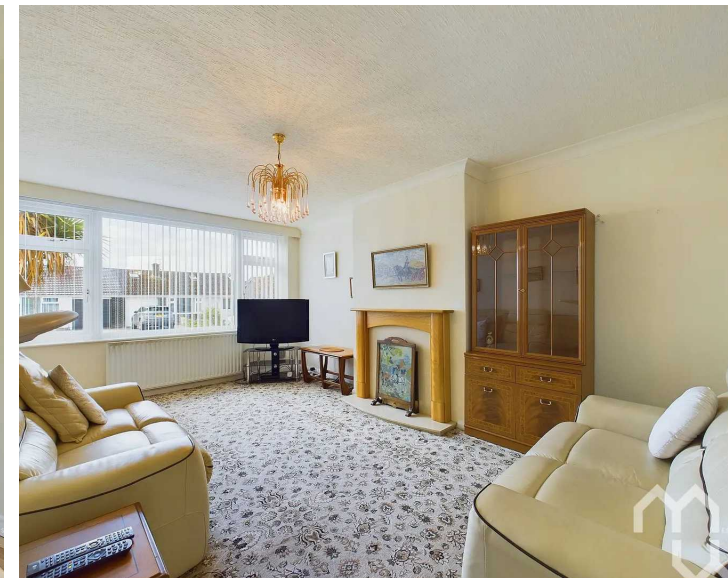
Window to rear.

Bedroom Three

Window to side.

Family Bathroom

Four piece suite comprising: panelled bath, shower cubicle, pedestal wash hand basin and low level WC. Laminate floor, part tiled walls, window to side, storage cupboard.



GARDEN

Good size plot with front and rear gardens, rear garden mainly lawned.

GARAGE

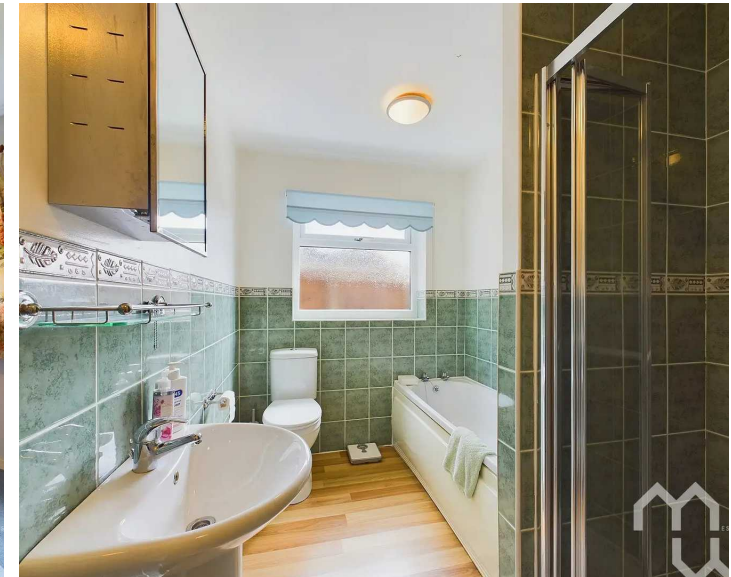
Single Garage

Integral garage.

OFF STREET

1 Parking Space

Driveway with parking.







Approximate total area⁽¹⁾

1361.14 ft²
126.45 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.

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