



**84 Liverpool Old Road, Much Hoole**  
Preston

Guide Price **£475,000**





## 84 Liverpool Old Road

Much Hoole, Preston

Are you looking for a traditional family home with plenty of kerb appeal and separate entertaining areas set on a great plot in Much Hoole? If so, step into Rose Cottage and marvel at the size and plot of a property with many traditional features that you just don't see in many homes in 2024.

Council Tax band: E

Tenure: Freehold

- Georgian Detached Family Home
- Four Bedrooms
- Four Reception Rooms
- Former Rectory Dating Back to 1793
- Many Traditional Features
- PP For Double Storey Extension

### Entrance Hallway

Engineered wooden floor, coving with feature archway and corbels.

### Lounge

Engineered wooden floor, window to front, beams, opens to dining room.

### Dining Room

Engineered wooden floor, French doors to rear, beams.

### Kitchen

Good range of eye and low level units with granite worktops incorporating a Belfast sink, integrated dishwasher and washing machine, space for a range style cooker and USA fridge freezer. Tiled floor, doors to rear garden, velux windows and windows to rear. Beams, opens to snug.

### Snug

Tiled floor, window to side, beams.

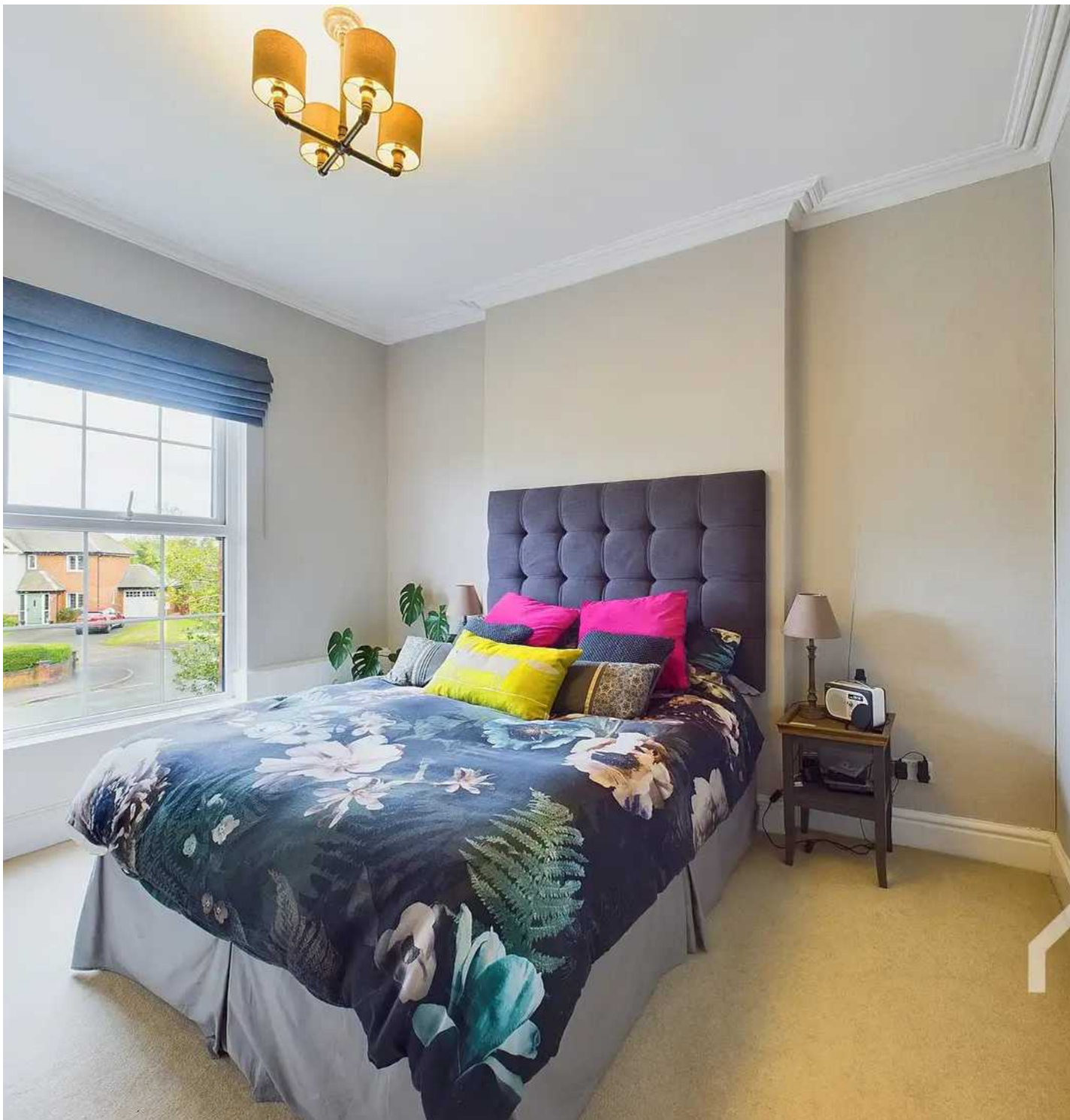
### Sitting Room

Electric fire set in brick surround, beams, window to front.

### Downstairs WC

Two piece suite comprising vanity wash hand basin and low level WC. Tiled floor with underfloor heating and part tiled walls.





### **First Floor Landing**

Stained glass window to rear, loft access.

### **Bedroom One**

Window to front.

### **Bedroom Two**

Window to rear.

### **Bedroom Three**

Window to rear.

### **Bedroom Four**

Window to front.

### **Family Bathroom**

Three piece suite comprising: panelled bath with shower over, vanity unit wash hand basin and low level WC. Fully tiled walls and tiled floor with underfloor heating, window to front.

## GARDEN

Rear garden with two patio areas and pathway connecting, mainly lawn.

## GARDEN

Front garden set behind brick build garden wall with stone gateposts. Front garden is mainly laid to lawn with pathway to front door.

## OFF STREET

3 Parking Spaces

Gravel driveway provides off road parking.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1328.49 ft<sup>2</sup>

123.42 m<sup>2</sup>

(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.

GIRAFFE 360

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