



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

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Georgian Detached Family Home
- 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.

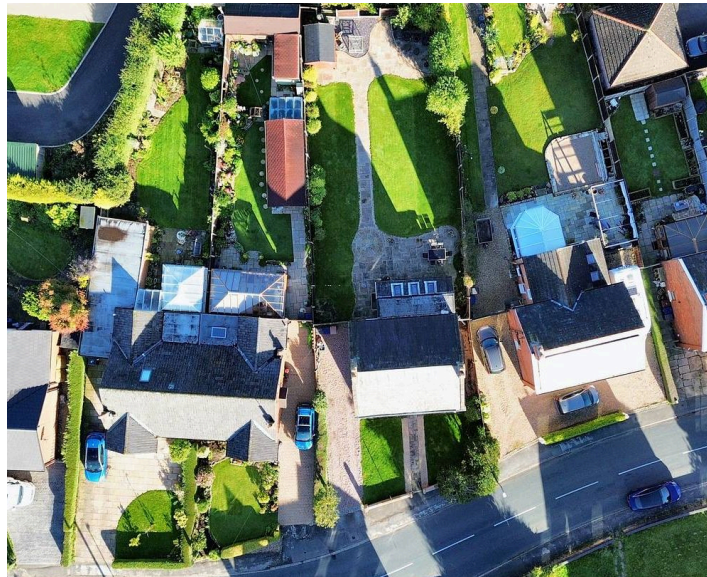
GARDEN

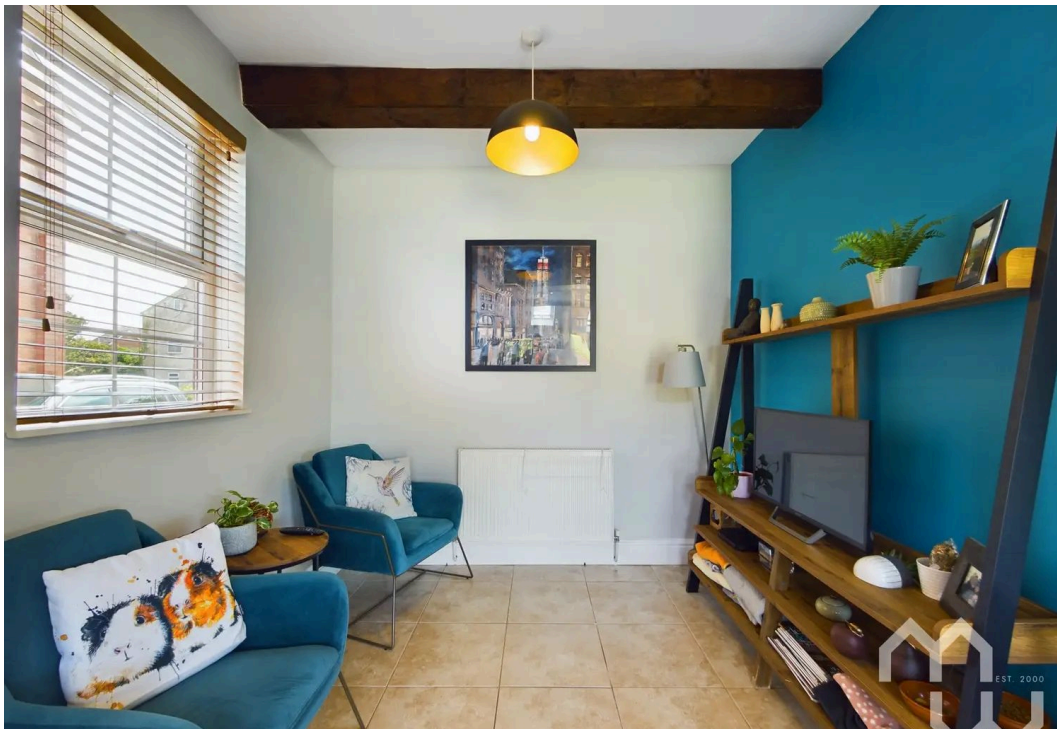
Front garden set behind brick build garden wall with stone gateposts. Front garden is mainly laid to lawn with pathway to front door.

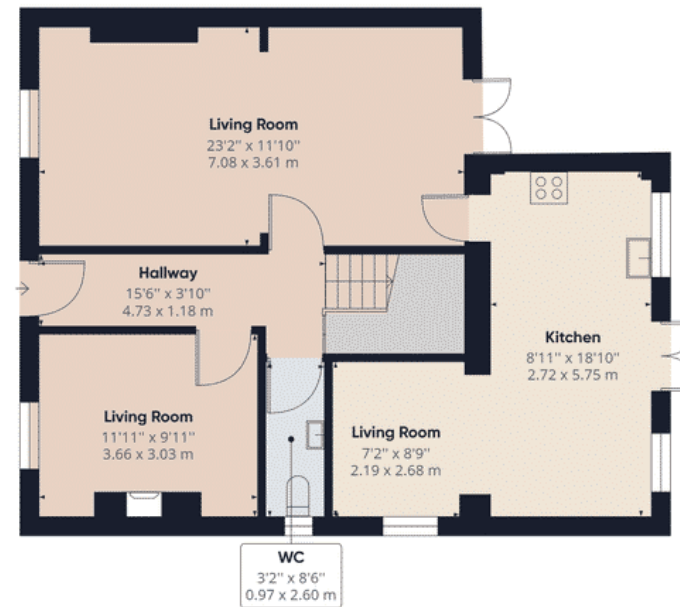
OFF STREET

3 Parking Spaces

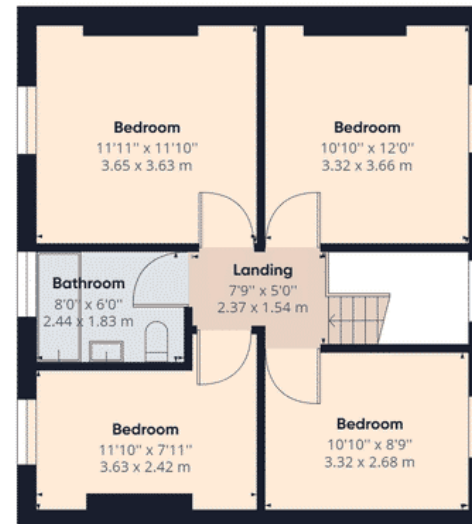
Gravel driveway provides off road parking.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1328.49 ft²

123.42 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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