



4 Horrocks Fold, Much Hoole
Preston

£400,000





4 Horrocks Fold

Much Hoole, Preston

This 4-bedroom detached home in Much Hoole offers a spacious corner plot, and a detached double garage. With an open-plan kitchen, a master with en-suite, and a peaceful south-east facing garden, it blends rural charm with modern convenience and excellent transport links.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Modern Four Bedroom Family Home
- Large Corner Plot
- Detached Double Garage
- Three Reception Rooms
- Open Plan Kitchen & Living Space
- South East Facing Garden
- En-Suite & Downstairs WC
- No Chain

Entrance

Understairs storage. Storage cupboard. Tiled floor.

Downstairs W.C.

Wall mounted hand wash basin. W.C. Tiled floor. Window to side.

Open plan Kitchen/ Living

Open plan kitchen/living with a good range of eye and low level units featuring inset 1 1/2 stainless steel sink. Integrated appliances include: dishwasher, fridge freezer, Gas hob. Tiled floor with french doors and window to rear.

Utility Room

Worktop with integrated 1 1/2 stainless steel sink with space plumbed for washing machine. Tiled floor. Door to side. Window to side.

Lounge

Log burner. Hardwood floor. Window to front and rear, opens to dining room.

Dining Room

Hard wood floor. Window to front and rear opens to lounge.

Study Room

Window to front.



Landing

Storage cupboard. Loft access. Window to front.

Master Bedroom

Walk in wardrobe. En-suite. Window to front.

En-Suite

Three piece suite comprising: pedestal wash hand basin, W.C. Mains shower cubicle. Part tiled wall. Tiled floor. Window to side.

Bedroom Two

Built in wardrobes. Window to front.

Bedroom Three

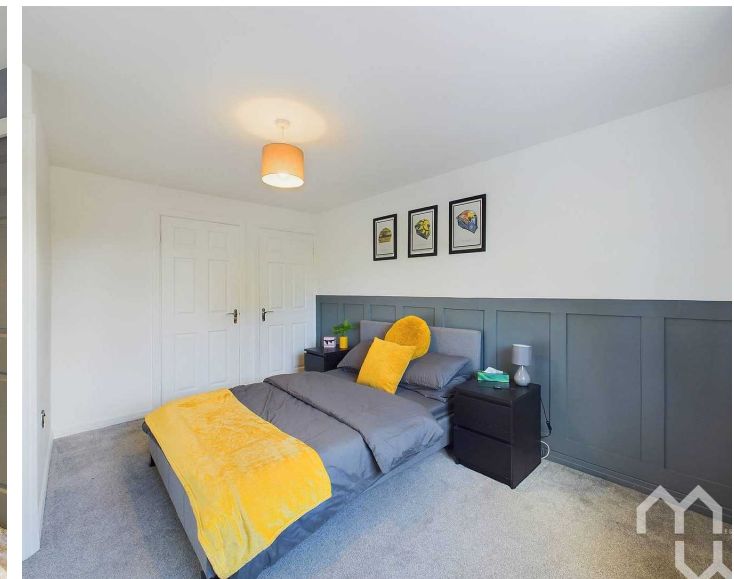
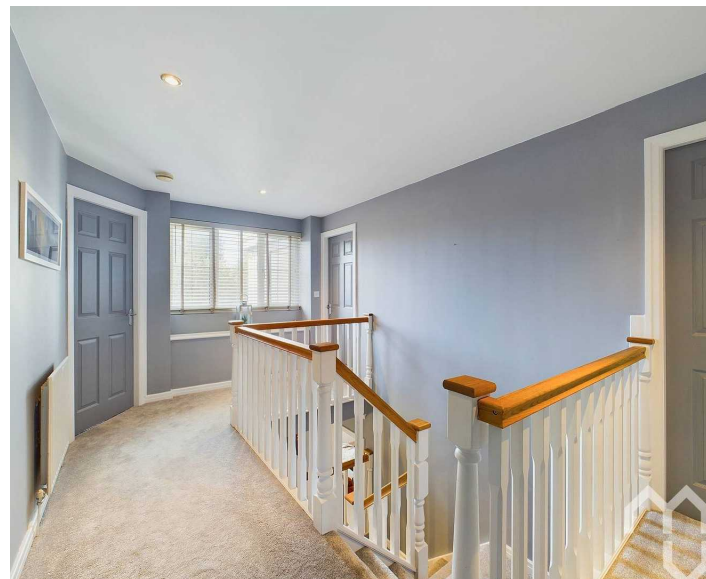
Built in wardrobes. Window to rear.

Bedroom Four

Built in wardrobes. Window to rear.

Bathroom

Four piece suite featuring panelled bath. Shower cubicle. Vanity hand wash basin. Feature heated towel rail. Part tiled walls. Tiled floor. Window to rear.





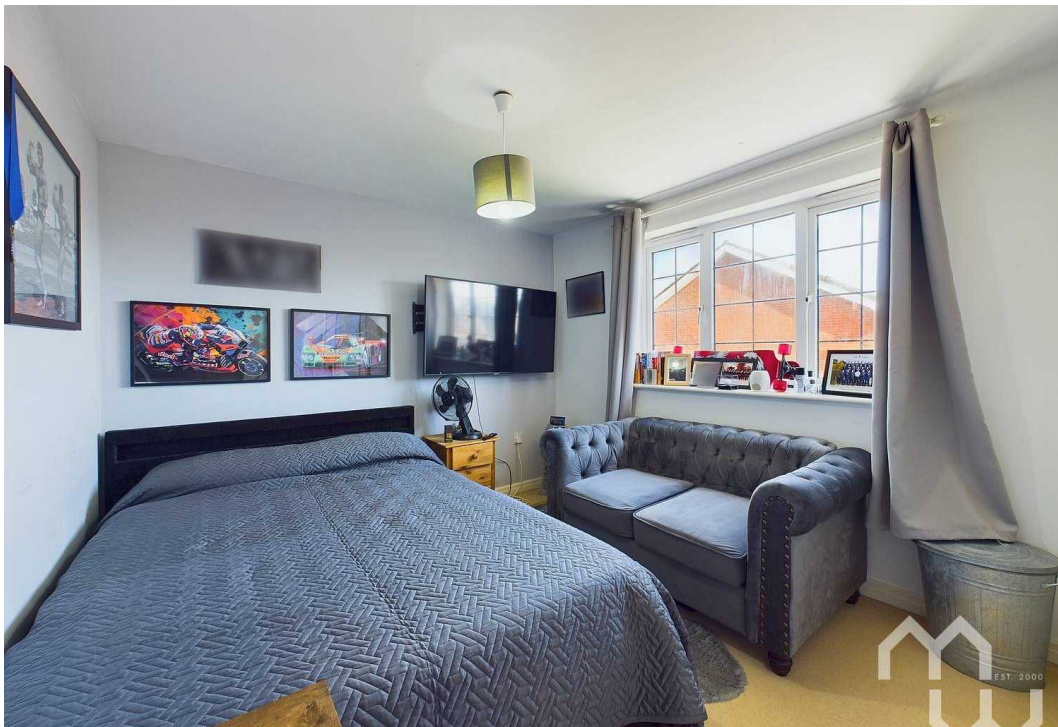
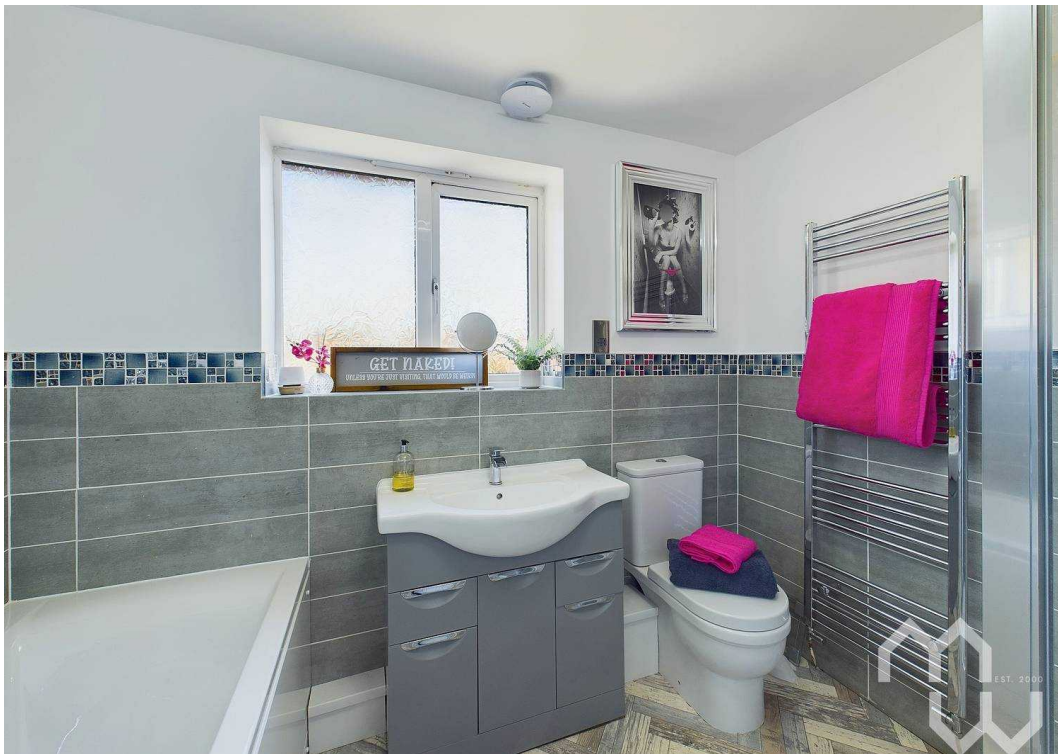
Rear Garden

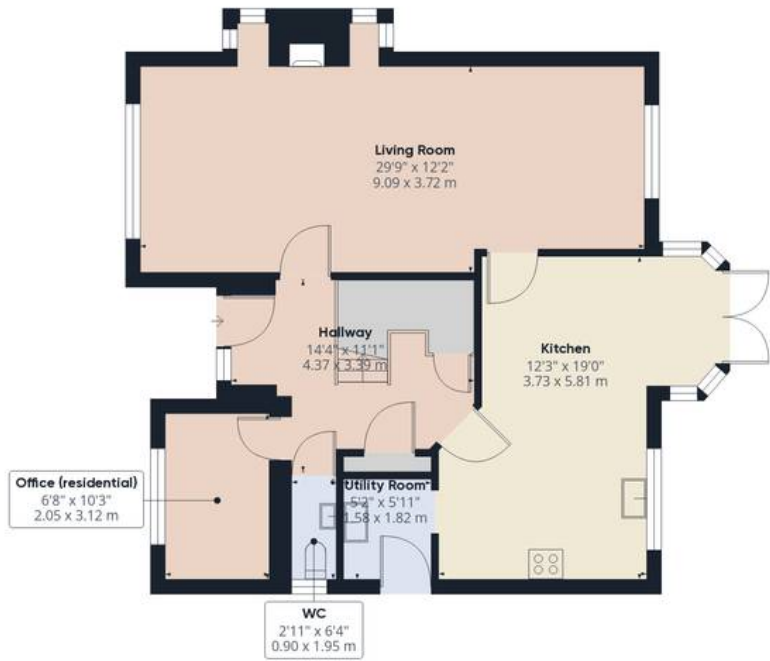
Landscaped with gravel patio and grass.

Double garage

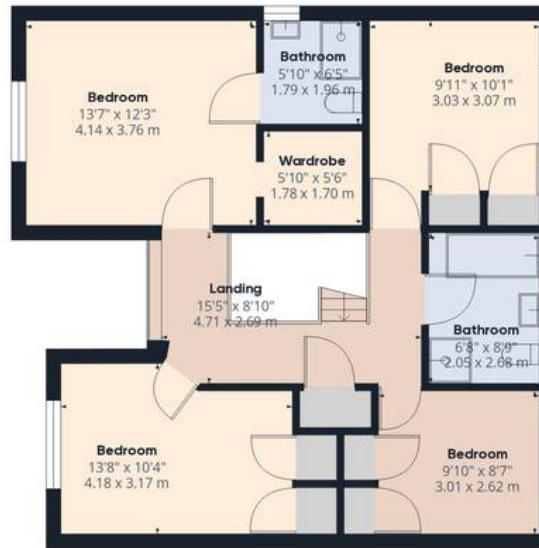
3 Parking Spaces

Driveway with double garage.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1922.86 ft²
178.64 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.

Calculations are based on RICS IPMS 3C standard.

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