



198 B Liverpool Old Road, Much Hoole
Preston

£400,000



198 B Liverpool Old Road

Much Hoole, Preston

Last Plot Remaining, located in the sought after village of Much Hoole this impressive premium new build home offers over 1,750 square ft of beautiful living accommodation. New build family homes of this quality are a rarity in this Village location.

Council Tax band: TBD

Tenure: Freehold

- Incredible specification throughout
- Latest energy efficient technology
- Triple glazed windows, underfloor heating
- Detached garage, spacious front and rear gardens
- Luxury bathrooms
- Contemporary feel, attention to detail
- Last plot remaining, no chain
- Highly rated primary and secondary schools nearby

Entrance Hallway

Feature open glass staircase.

Open Plan Kitchen, Dining, Family Room

Large space for family to cook, dine and relax with. kitchen comes with high end appliances and island including a, true handle less designer kitchens with solid surface quartz worktops and feature lighting. All kitchens come complete with fully integrated appliances including: Neff induction Hob, Neff fan oven, Neff microwave, Bosch fridge freezer and Quooker hot water tap.

Utility Room

Door to rear.

Lounge

Lounge runs the full length of the house, window to front, French doors to rear.

Downstairs WC

Two piece bathroom suite.





First Floor Landing

Bedroom One

Window to front.

En-Suite Bathroom

All the homes at the Much Hoole development come with stunning designer bathrooms and en-suites including large format feature tiles. - Hansgrohe Rain showers - Hansgrohe taps - Wall mounted Basin units - Shaver socket - Feature lighting - LED heated smart mirrors

Bedroom Two

Window to front.

Bedroom Three

Window to front.

Bedroom Four

Window to rear with field views.

Family Bathroom

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Study

Ideal work from home space off the landing.

Energy Efficiencies

Each home comes complete with a Alpha E-Hybrid heating system combining both a traditional gas boiler with an air source heat pump. Other energy efficient features include: underfloor heating to the ground floor, triple glazed windows, upgraded insulation and smart meters to help reduce emissions and keep your energy costs low.

GARDEN

Landscaped rear garden with patio, turf and fencing.

GARAGE

Triple Garage

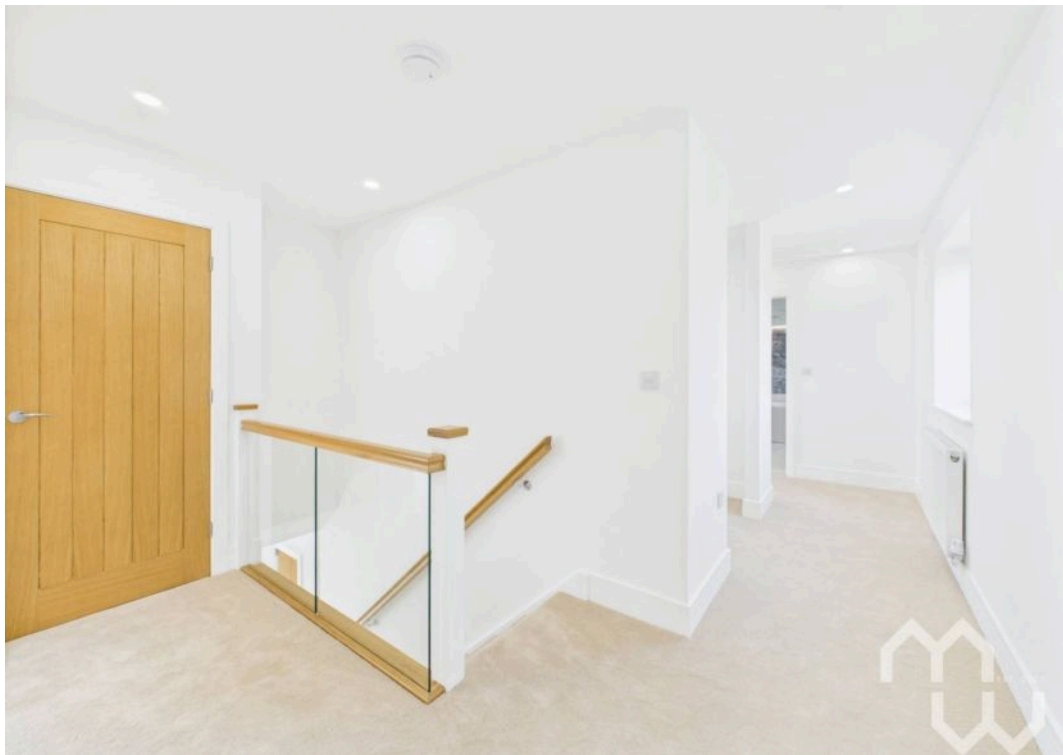
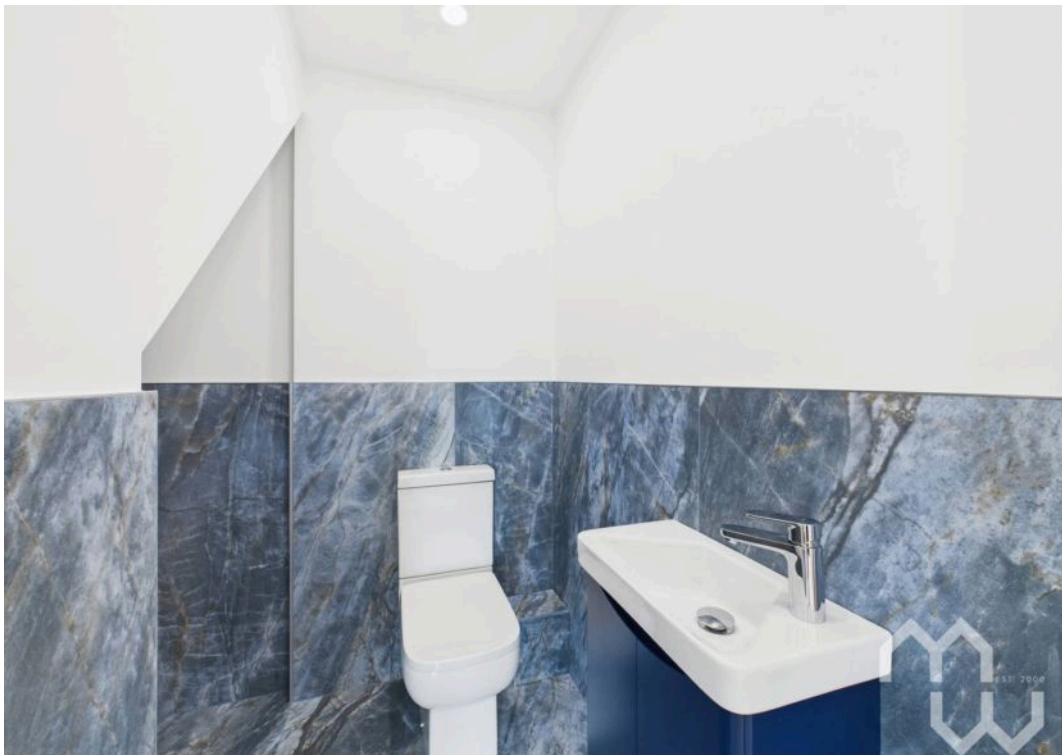
Attached garage. Off road parking for 3 vehicles.

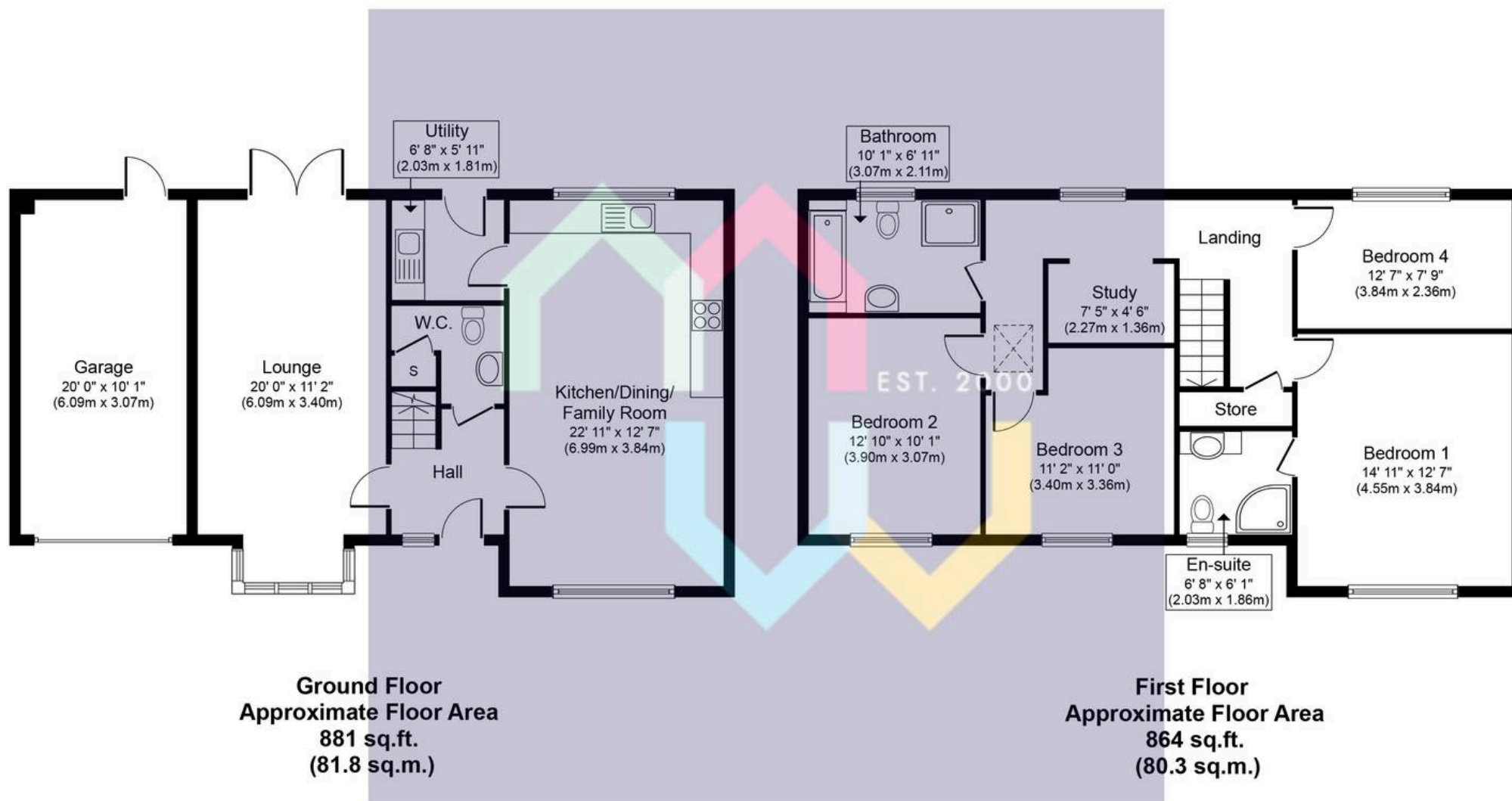
OFF STREET

2 Parking Spaces

Driveway parking.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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