



**1 Liverpool Old Road, Much Hoole**

Offers in Region of **£280,000**





# 1 Liverpool Old Road

Much Hoole, Preston

3-bed detached house with ample living space, versatile layout & Amtico kitchen diner. Double garage & secure storage. Tranquil garden with mature planting, lawn & greenhouse. Close to amenities & transport links. Stylish, comfortable & convenient - your forever home.

Council Tax band: D

Tenure: Freehold

- Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen Diner w/ Amtico Flooring
- Double Garage w/ Electric Door
- 4 Piece Family Bathroom
- Garden to 3 Sides
- Gated Driveway Parking
- Generous Corner Position
- Great Transport Links & Amenities





### **Location**

Situated in the semi-rural village of Much Hoole with its own convenient store plus the newly built village hall creating a great friendly community. Within the area of Much Hoole and the adjoining villages you will find a Post Office, eateries, bars, both Booths and Spar supermarkets plus the Longton Nature Reserve. There are fantastic walks, parks and cycleways that are easily accessed within minutes of the area. The house is in the catchment area of many highly regarded schools. There is a bus route and easy access to the motorway network with the Lake District, Manchester and Liverpool being only an hour's drive. Preston city centre/ Railway station is only 7 miles, the location also has a great commute to Southport being only 11.6 miles.

### **The House**

This detached house occupies a generous corner position in popular Much Hoole. Originally part of the old Wareings Farm the house has a traditional and generous design with high ceilings, bay windows and generous dimensions. It offers all the comfort and space a family house could want both inside and out. The modern composite front door opens to a wide, bright hallway from where stairs lead up to the first floor and doors open to the two ground floor receptions and to the kitchen diner at the rear. The lounge is bay fronted and has a glass fronted electric fire focal point and is a relaxing and generous room. The dining room has a side bay window with full height double glazing and a French Doors which opens to the garden. There is a rear window looking out over the garden so it is an especially light and bright room.

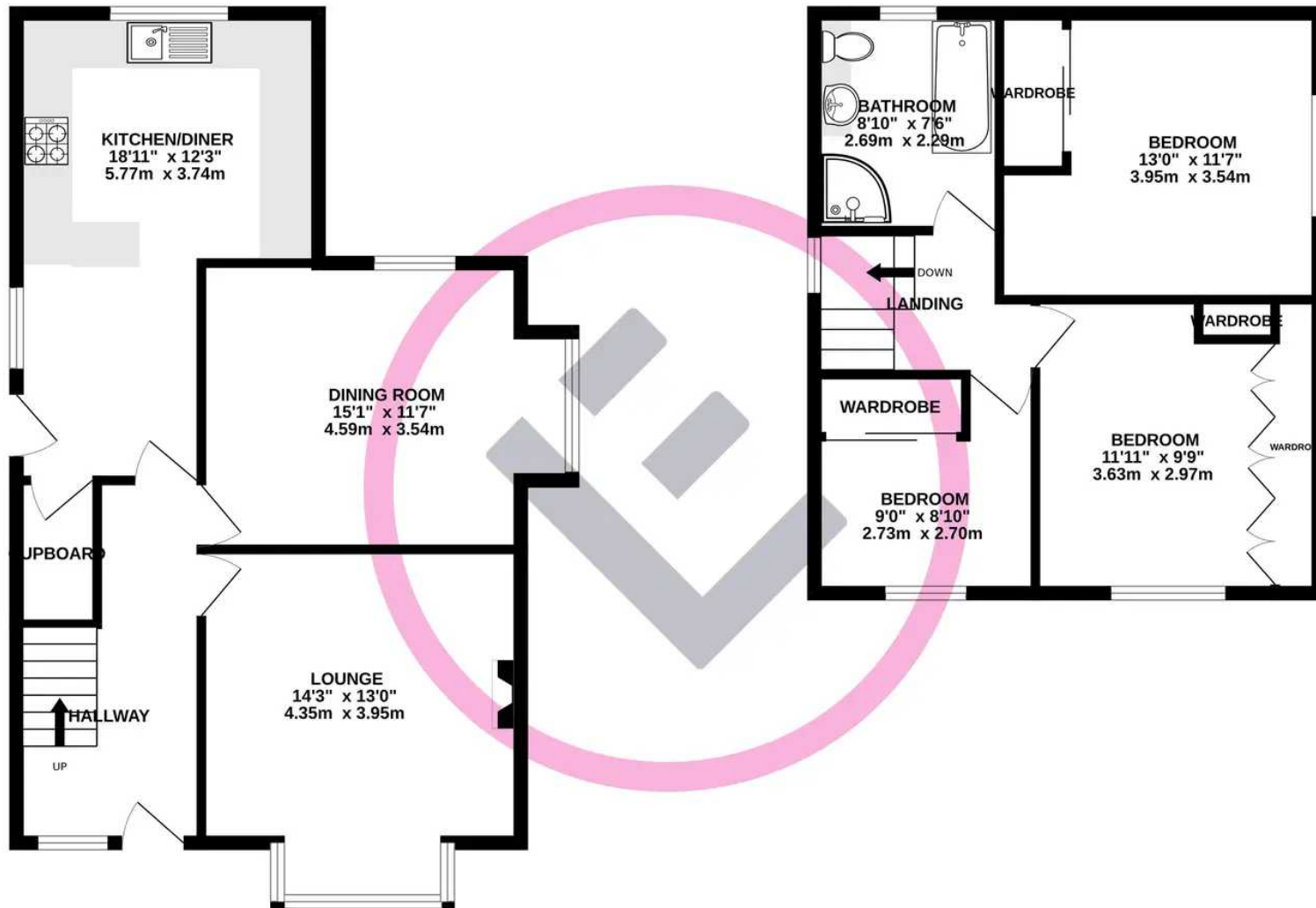
### **Kitchen Diner**

The rear kitchen diner is modern and well planned with space for a dining table and a generous rear kitchen space with integrated appliances, oak effect cabinets and a stylish oak effect Amtico flooring with walnut border which complements the stylish counter tops. There are dual aspect windows again creating a



GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.

1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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