



Town Lane, Much Hoole

£1,295

Ben Rose Estate Agents are pleased to present to the rental market this stunning, two-bedroom, semi-detached property located in the highly sought-after village of Much Hoole, Preston. Beautifully finished with generous indoor and outdoor space, the delightful home is close to travel links connecting it to nearby towns such as Preston and Southport. The village has convenient amenities with nearby shops, pubs, restaurants, and award-winning schools.

Upon entering the property, you are greeted by a welcoming entrance hall featuring a convenient shower room with high-quality fittings. There is plenty of built-in storage and a convenient stairway leading to the first floor, where you will find a generously sized master bedroom spanning most of the upper level. This tranquil retreat boasts magnificent countryside views and is also equipped with ceiling lights/fans. A contemporary bathroom is accessible from the landing, featuring a stand-alone shower and modern finishes.

The spacious ground floor features an impressive open-plan kitchen/dining room/lounge area. This contemporary space is designed for both relaxation and entertainment and comes complete with new appliances, including an instant hot water tap and a wine cooler. The room is complimented by an electric feature fireplace and a ceiling fan incorporated into the lighting.

Large sliding doors lead out to the rear garden and along with a roof lantern, they provide an abundance of natural light. An additional bedroom is located on this floor, perfect for guests or as a home office.

Externally, the south facing rear garden provides a large patio ideal for alfresco dining, and a well-kept lawn area that is not overlooked. The front of the home offers ample parking for multiple vehicles.

This charming dormer-bungalow effortlessly combines style and convenience and has now come to the rental market. This is an excellent opportunity to enjoy a modern home in a desirable location.

Externally, the property boasts a large south-facing garden that is not overlooked, providing a private and sunny outdoor space ideal for gardening or alfresco dining. The front of the home offers ample parking for multiple vehicles, both on the driveway and down the side. This charming bungalow effortlessly combines style and convenience and is now coming to the rental market. An excellent opportunity to enjoy a modern home in a desirable location.














We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	