



BEN ROSE

Liverpool Old Road, Much Hoole, Preston

Offers Over £269,950

Ben Rose Estate Agents are pleased to present to market this lovely, four-bedroom, semi-detached property situated in the highly sought-after village of Much Hoole, Preston. This would be an ideal family home offering generous indoor and outdoor space while also providing easy travel links to nearby towns such as Preston and Southport. The village boasts convenient amenities including shops, pubs, and award-winning schools, making it an excellent location for family living.

As you enter the home, you are greeted by a spacious entrance hall that provides access to the stairs and under-stair storage. Off the hall, you will find the open-plan lounge/dining room. The dining area, located to the front, receives ample light from its large front-facing window and comfortably accommodates a six person family dining table. Adjacent to this is the lounge, complete with a fireplace and space for a large sofa set and furnishings. The conservatory, accessed via the lounge through a set of sliding doors, is versatile in use and bathed in natural light from the south-facing garden. It seamlessly leads to the outdoor pergola, perfect for indoor-outdoor living. At the end of the hall is a well-sized kitchen/breakfast room with ample wall and base units, a breakfast bar, integrated hob/oven, and room for freestanding appliances. Found just off the hall is a convenient second hall offering rear garden access. It is also here you can find the convenient WC and integrated garage.

Moving to the first floor, you will find spacious double bedrooms and a converted over-the-stairs office room. Two of the bedrooms make use of open eaves storage, providing additional space. Bedroom three features integrated storage space whilst the generous three-piece family bathroom includes a bath with an over-the-bath shower, catering to the needs of a busy family. Additionally, there is a boarded loft with easy access, offering substantial storage options.

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

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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EU Directive 2002/91/EC

Rating	CO2 Emissions Range	Current	Potential
A	(92 plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		

Not environmentally friendly - higher CO2 emissions



