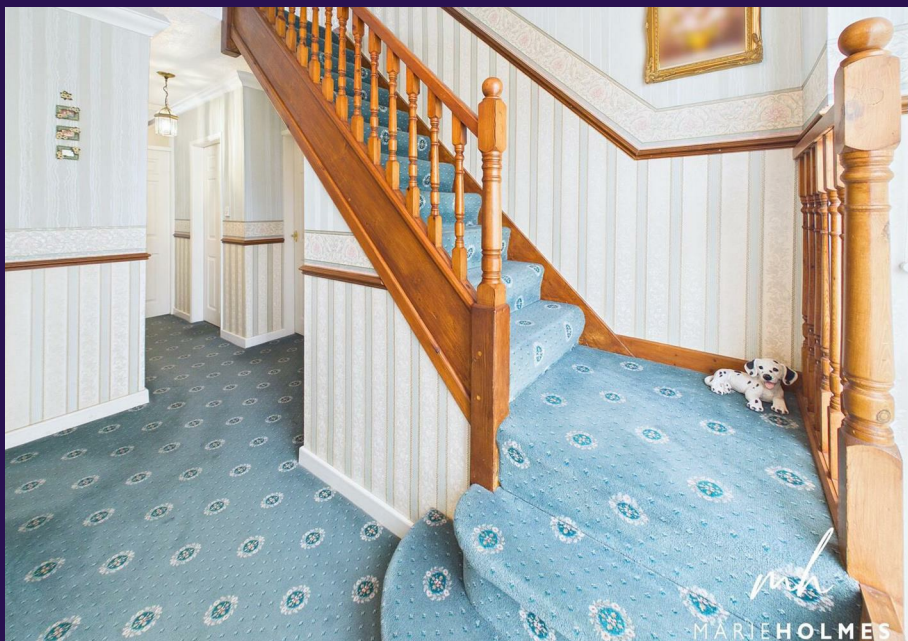




**1 GREAT HEY**

MUCH HOOLE, PRESTON, PR4 4GH

**£299,950**



## Key Features

- Deceptively Spacious Four/Five Bedroom Semi Detached Property
- Provides Flexible and Versatile Accommodation to Suit a Wide Range of Buyers
- Situated in a Quiet Yet Popular Residential Location in the Village of Much Hoole
- Three Reception Rooms
- Fitted Kitchen & Utility Rooms
- Downstairs W.C & Bathroom
- Master Bedroom with En-Suite Shower Room & Three Further Good Size Bedrooms
- Integral Garage & Driveway Providing Off Road Parking for Several Vehicles
- Generous Enclosed Landscaped Rear Garden
- Viewing Comes Highly Recommended

## Property Summary

A superb and deceptively spacious four/five-bedroom semi-detached family home, occupying a generous plot within the highly regarded village of Much Hoole. Tucked away just off Liverpool Road on the Great Hey, the property enjoys a desirable residential setting and represents a particularly rare opportunity, with this being the first home to be offered for sale on the street in over 20 years.

Much Hoole is a popular Lancashire village, well positioned for access to the surrounding countryside as well as nearby Longton, Penwortham and Preston. The location offers an appealing balance of village living and accessibility, making it particularly well suited to families and commuters alike.

Internally, the property offers generously proportioned, neatly presented and highly versatile accommodation, with the flexibility to adapt to a variety of family requirements. The ground floor comprises a welcoming entrance hallway, spacious living room, separate second reception room which could equally serve as a fifth bedroom, home office or playroom, dining room, fitted kitchen, utility room, bathroom and separate WC.

To the first floor is a generous principal bedroom benefiting from its own en-suite shower room, together with three further well-proportioned bedrooms, providing excellent accommodation for a growing family.

Externally, the property continues to impress with generous gardens to both the front and rear. A substantial driveway provides ample off-road parking for several vehicles and leads to the integral garage, while the sizeable rear garden offers an attractive outdoor space for relaxing, entertaining and family enjoyment.

Combining substantial and flexible accommodation, excellent outside space and a rarely available position within this sought-after village setting, early viewing is highly recommended.

### Entrance Hallway

5'11" x 18'2" (1.81 x 5.54)

Entrance via a modern composite front door with feature leaded glaze panel and side window. Carpeted turned spindle illustrated staircase leads to all first floor accommodation. Double panel radiator. Two ceiling light fittings. Decorative coving to ceiling. Understairs storage. Doors leading off to all ground floor accommodation.

### Second Reception Room/Potential Bedroom

10'4" x 12'2" (3.15 x 3.70)

UPVC double glazed bay window to the front elevation. Carpeted. TV aerial socket. Decorative coving to ceiling. Radiator.

### Living Room

11'3" x 19'10" (3.42 x 6.04)

UPVC double glazed French doors with glazed side panels to the rear elevation leading out onto the garden. Features an inset living flame gas fire with marble surround. TV aerial socket. Two ceiling pendant lights. Wall lights. Carpeted. Decorative coving to ceiling.

### Downstairs Cloaks W.C

2'11" x 5'6" (0.88 x 1.68)

Features a two piece suite in white comprising of a low flush W.C and wall hung wash hand basin. Part tiled elevations. Radiator. Wall mounted vanity mirror. Carpeted. Ceiling light fitting.

### Bathroom

5'2" x 7'5" (1.58 x 2.26)

Features a two piece suite in white comprising a pedestal wash hand basin with mixer tap and panelled corner bath with shower fitment and glazed shower screen. Part tiled elevation. Ceiling light fitting. Glass display shelving. Radiator. Carpeted.

### Dining Room

8'2" x 13'3" (2.49 x 4.03)

UPVC double glazed door with glazed side panel to the rear elevation at leading out on to the garden. Cupboard storage. Wood effect laminate flooring. Radiator. Ceiling light fitting. TV aerial socket. Door leading through to:-

### Kitchen

11'5" x 10'11" (3.49 x 3.33)

UPVC double glazed window to the rear elevation. Features a range of eye and base level units with complementary work surfaces over. Inset composite one and a half bowl sink and drainer unit with mixer tap. Integrated appliances include electric double oven and four burner gas hob with concealed extractor over. Under-counter fridge. Part tiled elevations. Ceiling light fittings. Radiator. Tiled flooring. Internal glazed door leading through to:-

### Utility Room

11'6" x 5'10" (3.51 x 1.77)

UPVC double glazed door with glazed side panel to the side elevation. Features cupboard storage with work surface over and space/plumbing for washing machine and dishwasher. Tiled flooring. Ceiling light fitting. Radiator. Internal door leading through to the garage.

### First Floor Landing

Access to the loft. Two ceiling light fittings. Carpeted. Radiator. Doors leading off to all first floor accommodation.

### Master Bedroom

11'6" x 13'9" (3.51 x 4.19)

UPVC double glazed window to the front elevation. A spacious double bedroom with en-suite. Radiator. Carpeted. Pendant light fitting.





### Master En-Suite

11'7" x 5'2" (3.52 x 1.57)

UPVC double glazed obscured window to the rear elevation. Features a modern three-piece suite in white comprising of a low flush concealed system WC, wash hand basin set with vanity unit and cupboard storage and corner step in shower cubicle with thermostatic mixer shower. Wall mounted LED vanity mirror. Fully tiled elevations. Vinyl flooring. Chrome towel ladder radiator. Ceiling light fitting.

### Bedroom Two

11'3" x 11'6" (3.44 x 3.51)

UPVC double glazed window to the rear elevation. Wood effect laminate flooring. Radiator. Pendant light fitting.

### Bedroom Three

10'2" x 11'3" (3.11 x 3.43)

UPVC double glazed window to the front elevation. Radiator. Wood effect laminate flooring. Ceiling light fitting. TV aerial socket.

### Bedroom Four

8'2" x 13'1" (2.49 x 3.98)

UPVC double glazed window to the rear elevation. Features under eaves storage. Radiator. Pendant light fitting. Carpeted.

### Front External

To the front, the property benefits from an attractive lawned garden with planted rockery and mature hedgerow providing a good degree of privacy. A generous driveway provides ample off-road parking for several vehicles and leads to the integral single garage. Gated side access provides convenient access to the rear garden.

### Rear Garden

The generous rear garden is fully enclosed and enjoys a good degree of privacy, with an extensive lawn forming the centrepiece of the space.

Well-stocked planted borders feature a variety of mature shrubs, bushes and colourful planting, creating an attractive and established setting. A paved patio provides an ideal space for outdoor seating and entertaining, while a timber garden shed offers useful additional storage.

### Garage

11'6" x 13'9" (3.51 x 4.19)

UPVC double glazed obscured window to the side elevation. With up and over style door, power and light.

### Agents Notes

#### VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

#### INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

#### PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

#### MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

### WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

### GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

### NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

### THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.









## Additional Information

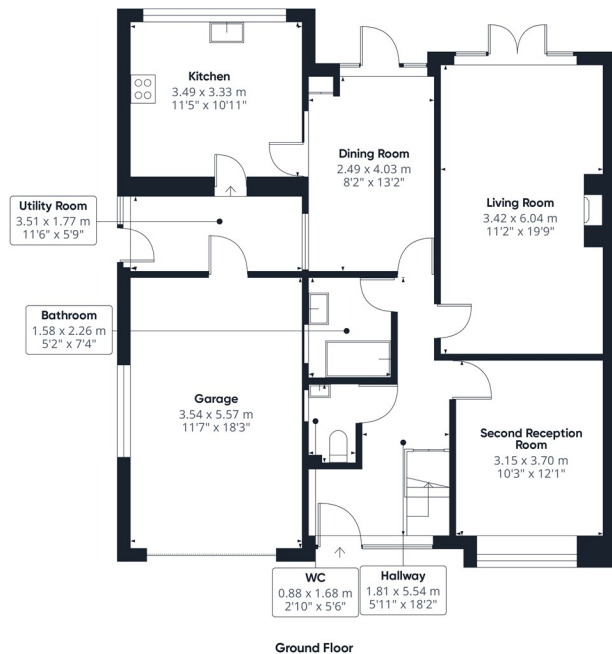
**Local Authority** – South Ribble Council

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Tenure** – Freehold





Approximate total area<sup>m</sup>  
152.4 m<sup>2</sup>  
1639 ft<sup>2</sup>

Reduced headroom  
1.1 m<sup>2</sup>  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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