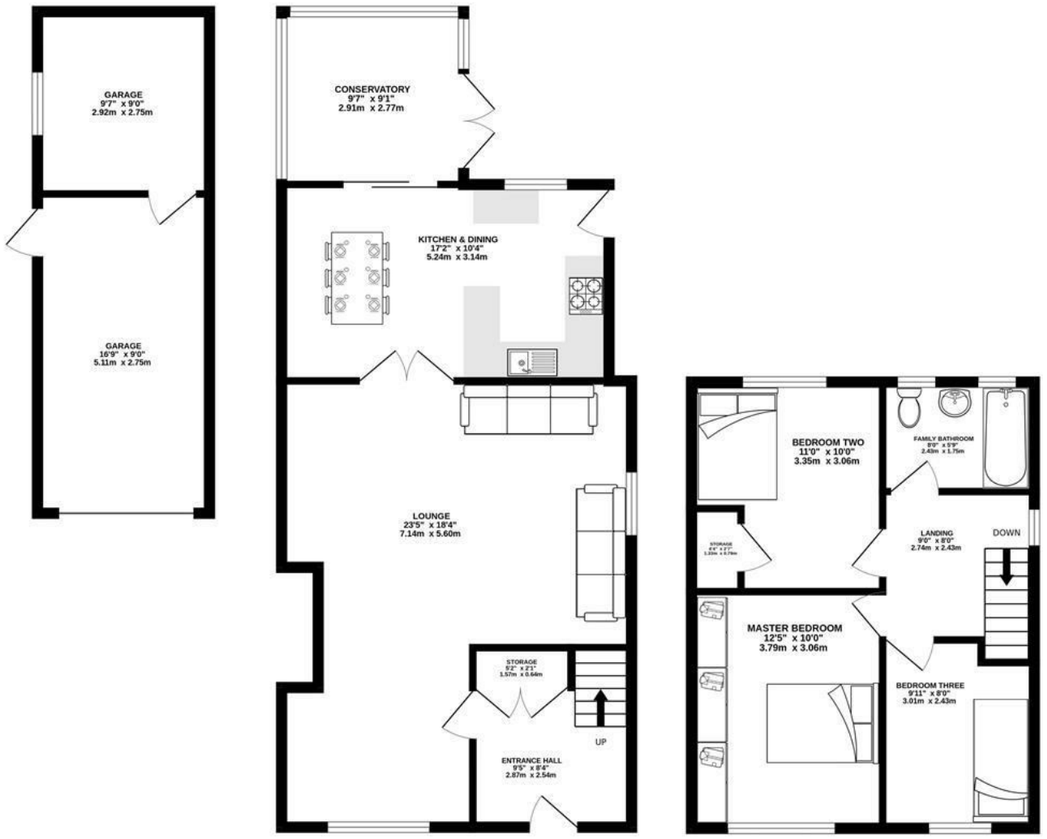
GROUND FLOOR
921 sq.ft. (85.5 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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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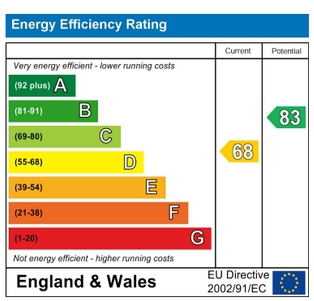
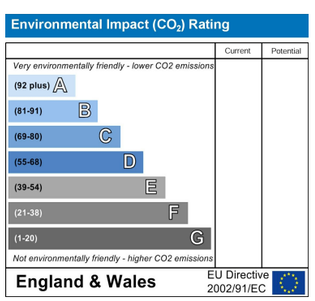
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.





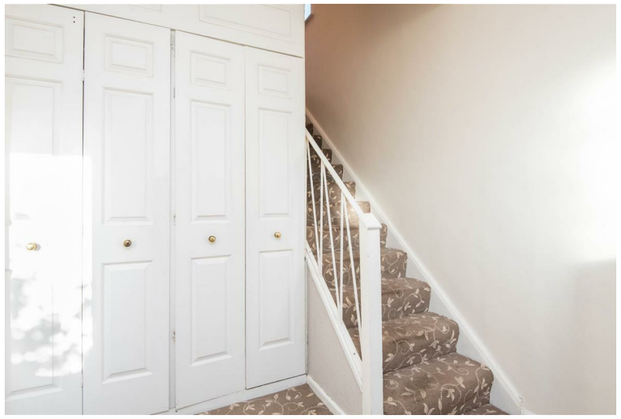
BEN ROSE

Smithy Lane, Much Hoole, Preston — Offers Over £209,950

Ben Rose Estate Agents are pleased to present to market this well-proportioned semi-detached family home, situated in the sought-after village of Much Hoole, Preston. Offering spacious living accommodation, three bedrooms, a conservatory and a versatile garage with excellent potential for a variety of uses, this property is ideally suited to growing families and those seeking a home that can adapt to their needs. Much Hoole provides a pleasant village setting, with a range of local amenities, shops, eateries and schooling within the surrounding area. The nearby villages of Longton and Tarleton offer further everyday conveniences, whilst the larger centres of Preston and Southport provide an extensive choice of shopping, leisure and entertainment facilities. For commuters, the A59 offers convenient road connections towards Preston and Liverpool, with access to the wider motorway network via the M6 and M65. Nearby rail services from stations including Croston and Preston provide further options for travel across the region.

BEN ROSE

T 01772 737 873 | W WWW.BEN-ROSE.CO.UK | E LONGTON@BEN-ROSE.CO.UK | 178 LIVERPOOL ROAD, LONGTON PR4 5PB



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