



## Acre Grove, Much Hoole, Preston

Offers Over £239,950

Ben Rose Estate Agents are delighted to bring to market this deceptively spacious three-bedroom semi-detached home, located in the highly sought-after village of Much Hoole. Ideal for families, this property offers a generous amount of space both inside and out, and is perfectly positioned close to Preston city centre. The area is well-served by excellent local schools, a variety of shops, and everyday amenities. For those needing to commute, the home benefits from fantastic travel links via local bus routes and easy access to the M6 and M61 motorways. Early viewing is highly recommended to avoid disappointment.

Upon entering, you're welcomed into a spacious entrance hall which provides access to the majority of the ground floor rooms. Situated to the front is the third bedroom, a comfortable single room which also makes for an ideal home office space. Continuing along the hallway, there is a convenient under-stairs storage area offering ample space for coats, shoes, and everyday items. Adjacent to this is a newly fitted, modern family bathroom, featuring a stylish corner shower and contemporary finishes.

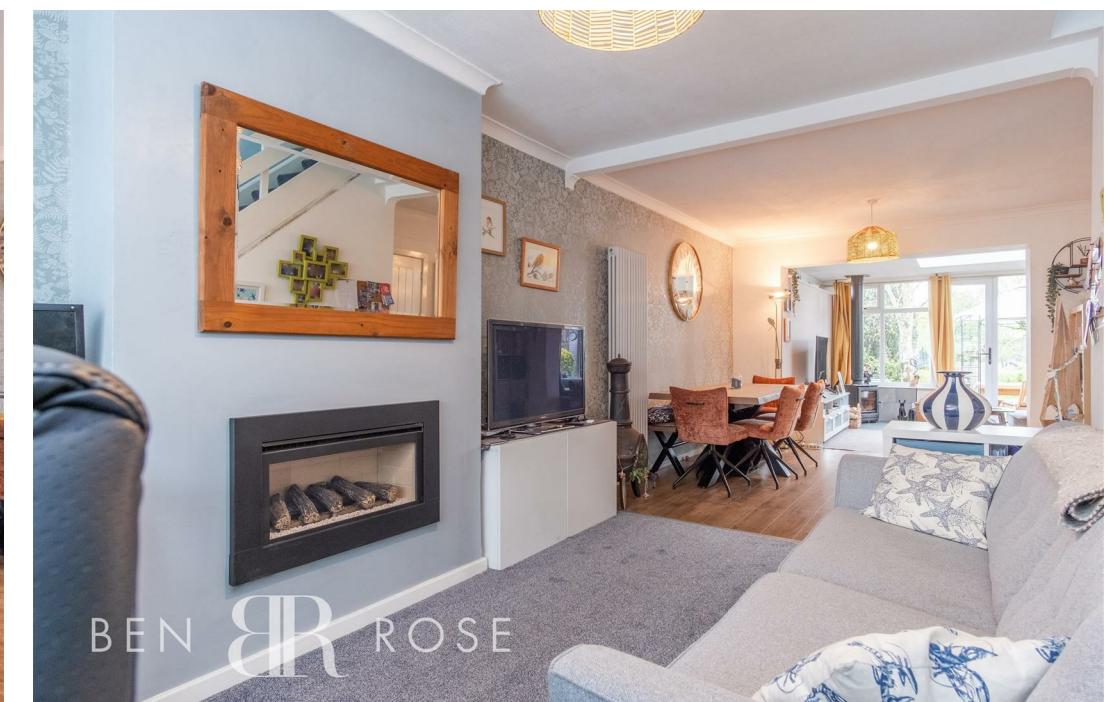
From here, the home opens into a generous lounge and dining area laid out in an open-plan configuration. This inviting space includes a gas fire and comfortably accommodates a large sofa set as well as a six-person dining table. A large front-facing bay window allows in plenty of natural light, while the staircase to the upper floor is discreetly positioned within this open living area. Off the dining space is the kitchen, which is well-proportioned and fitted with a range of wall and base units. There's room here for freestanding appliances and a pleasant view out to the rear garden.

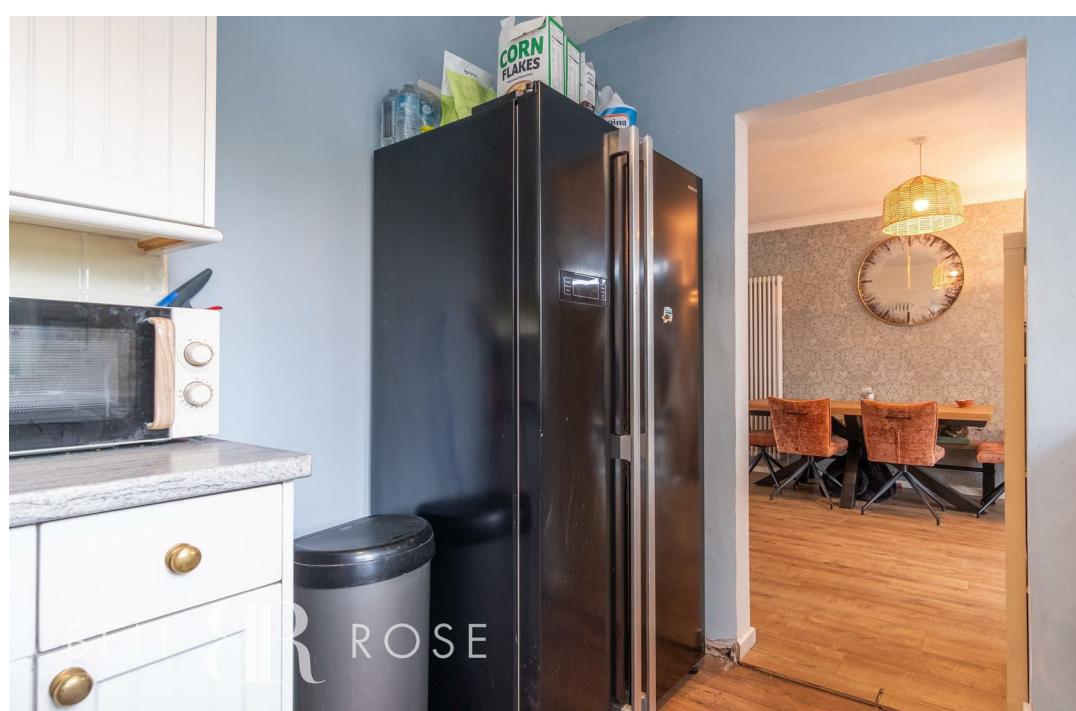
The ground floor is further enhanced by a bright and airy conservatory, which flows openly from the dining area. Featuring a multi-fuel stove, skylight, and patio doors that open onto the garden, this versatile space is currently used as an additional sitting room and offers excellent flexibility for family living or entertaining.

Upstairs, there are two spacious double bedrooms. The master bedroom is fitted with built-in wardrobes and benefits from a private two-piece ensuite. Both bedrooms enjoy eaves storage and boast uninterrupted views across the open fields behind the property, adding a sense of peace and privacy.

Externally, the home enjoys a well-maintained and generously sized rear garden. A combination of lawn and patio areas is framed by mature trees and shrubs, with secure fencing and no overlooking neighbours, making it a truly peaceful retreat. The garden also provides access to a detached single garage, while a long driveway runs down the side of the property, offering off-road parking for up to three vehicles.











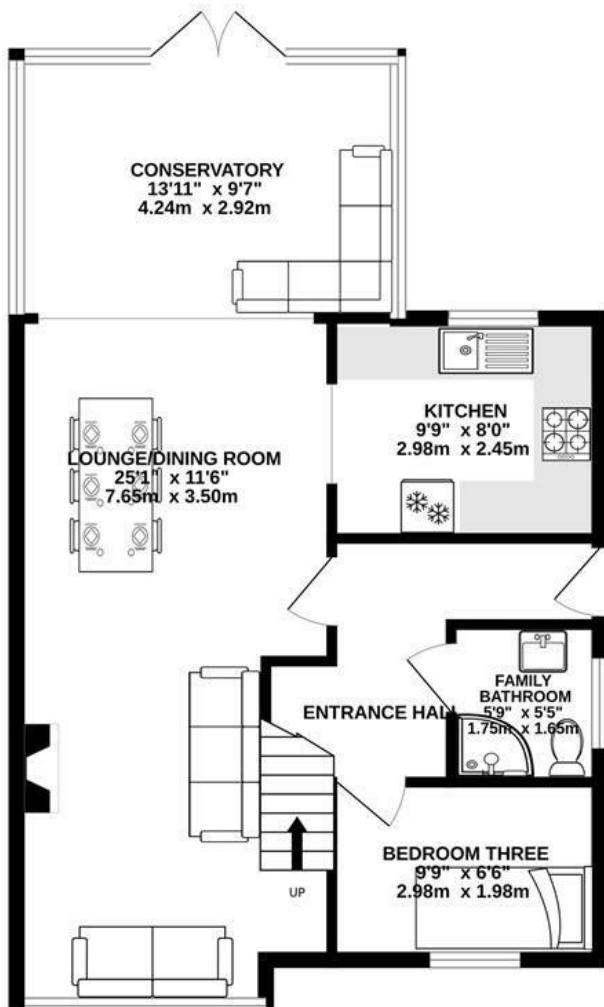
BEN & ROSE



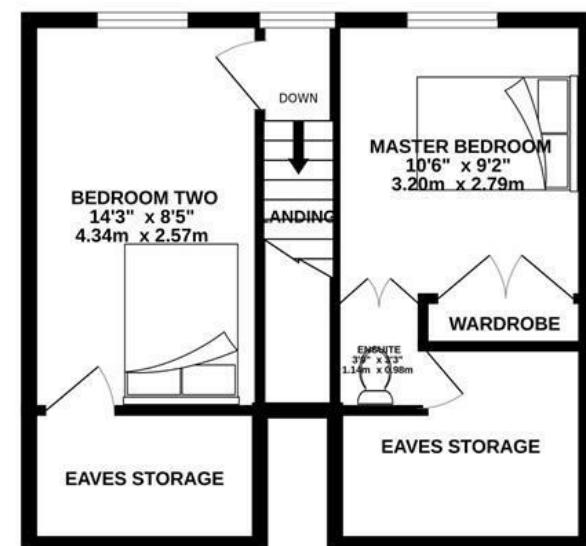


# BEN ROSE

GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.3 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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Energy Efficiency 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		
England & Wales	EU Directive 2002/91/EC	

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

