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.

Entering the property, the entrance hall offers a welcoming first impression, with built-in storage helping to keep everyday essentials neatly tucked away, alongside access to the first-floor landing and the spacious lounge. This impressive reception room offers plenty of space for a range of furnishings, with ample room to create a comfortable seating area whilst also accommodating a children's play space or a dedicated home office if required. Double doors lead through to the kitchen diner, creating a natural flow between the main living areas. The kitchen is well equipped with plentiful cupboard storage and worktop space, whilst the dining area comfortably accommodates a family table, making it an ideal setting for everyday meals and entertaining. Further double doors open into the conservatory, providing an additional reception space overlooking the rear garden. This versatile room is particularly enjoyable during the warmer months and could serve as a relaxing sitting area, a playroom or a place to enjoy views of the garden throughout the year.

Moving upstairs, the landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom is a comfortable double, enhanced by large built-in wardrobes that provide excellent storage without compromising on floor space. The second bedroom is also a generous double and benefits from additional storage whilst the third bedroom offers further flexibility and would work particularly well as a child's bedroom, nursery or home office, depending on the needs of the household. Completing the first floor is the three-piece family bathroom, which benefits from dual windows that allow natural light to enter, creating a bright and practical space for the whole family.

Externally, the property benefits from a driveway providing off-road parking, alongside a gate leading to the large garage, which has been partitioned into two separate sections. This versatile space offers excellent potential for storage, a workshop, home gym or hobby area, subject to individual requirements. To the front, a paved garden is complemented by surrounding flower beds, adding colour and kerb appeal. The rear garden has been designed with ease of maintenance in mind, featuring paved areas, artificial grass and raised wooden decking that provides an ideal spot for a bistro set or outdoor seating. Further flower beds add an attractive finishing touch, creating a pleasant outdoor space for relaxing, entertaining and enjoying time with family. Overall, this appealing home combines generous living space, flexible accommodation and practical outdoor features in a popular village location, making it an excellent choice for families, first-time buyers or those looking to settle into a property with plenty of potential.




















SAVOUR FARES
SAVOURY CRACKERS
Hotpoint
AQUARIUS
Breville


SAVOURY CRACKERS
SAVOURY CRACKERS
VIMTO






Brothers
THAT PLAY TOGETHER STAY TOGETHER









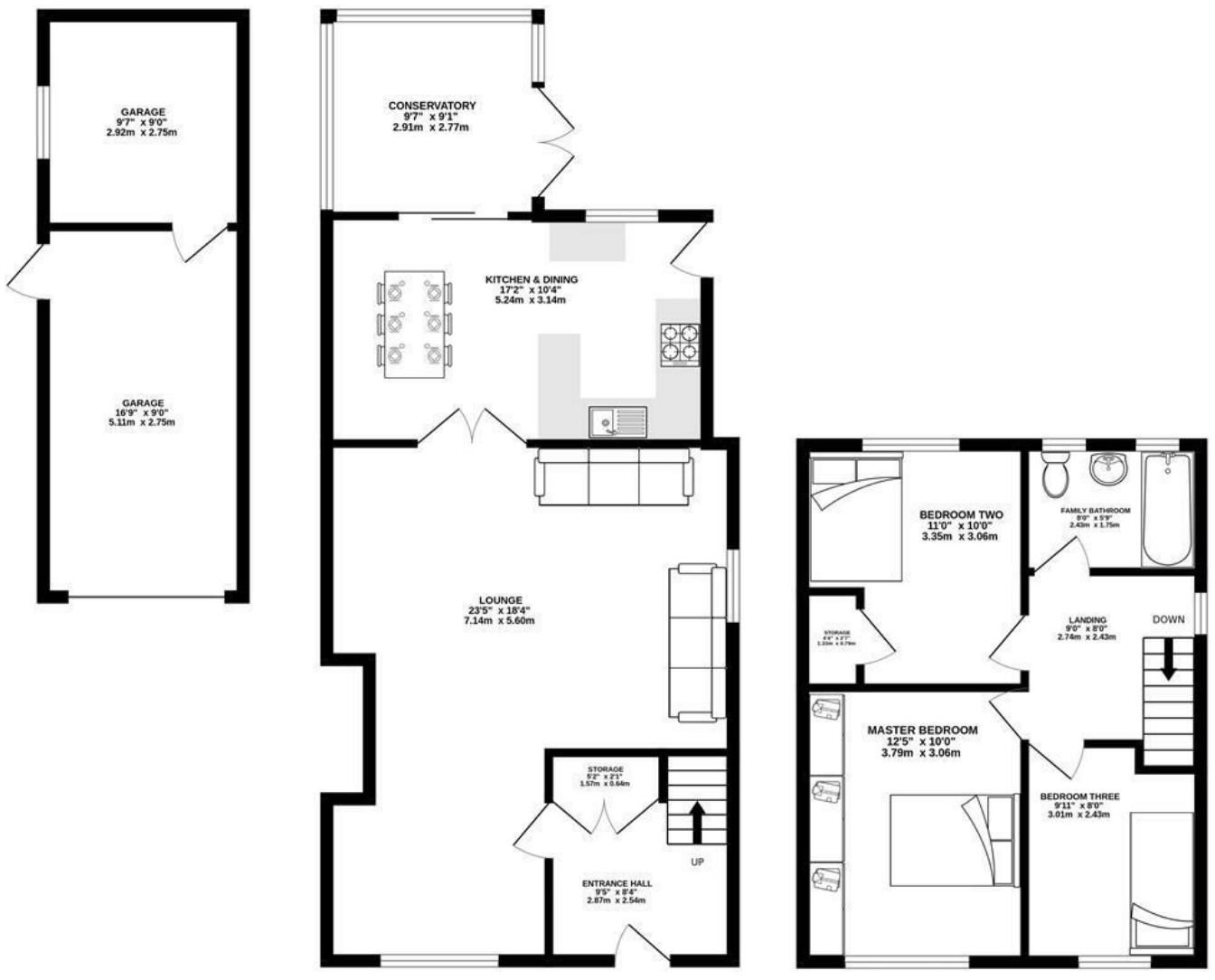


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GROUND FLOOR
921 sq.ft. (85.5 sq.m.) approx.

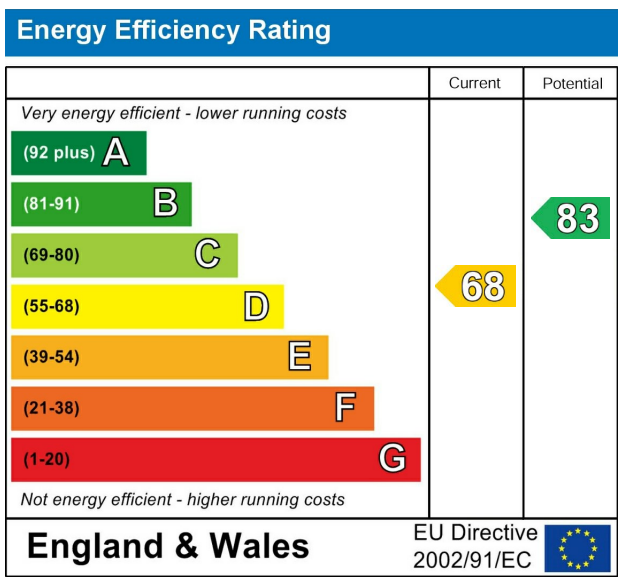
1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.

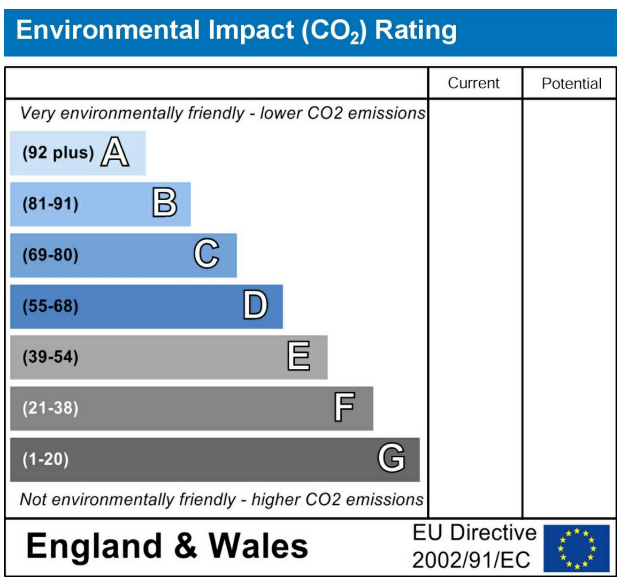


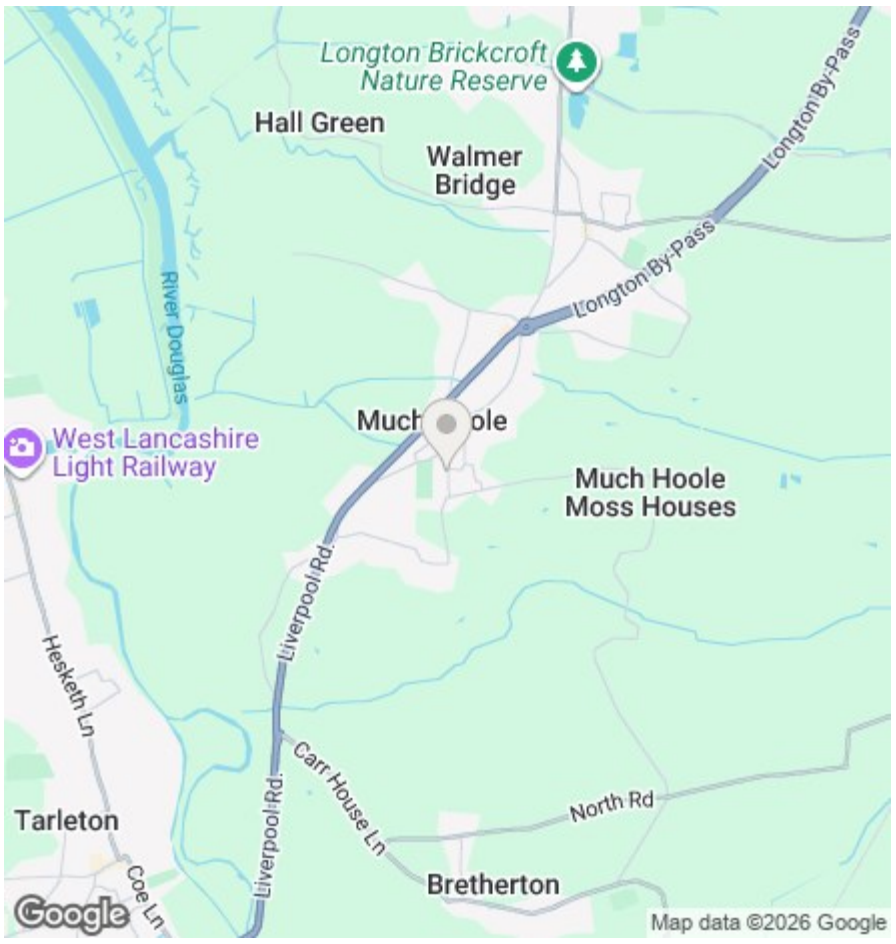
TOTAL FLOOR AREA : 1343 sq.ft. (124.8 sq.m.) approx.

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.







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