



Liverpool Old Road, Much Hoole, Preston

Offers Over £289,950

Ben Rose Estate Agents are pleased to present to the market this impressive three-bedroom semi-detached home, located in the highly sought-after village of Much Hoole, Lancashire. Full of character, this well-presented family home combines comfortable living with modern convenience and is perfectly situated close to local amenities, including well-regarded schools, shops, and a welcoming village atmosphere. Excellent transport links are also a key feature, with easy access to the M6 motorway and M65 motorway, convenient bus routes nearby, and the A59 road providing direct connections to Preston and Southport.

Stepping into the property through the welcoming porch, you will find yourself in the entrance hallway where a staircase leads to the upper level. On the right, you will enter the spacious dining room which features a charming log burner fireplace and offers ample space for a large family dining table. Double doors here lead through to the front lounge, which also features a central log burner as well as a beautiful bay window overlooking the front aspect. Moving back through the dining room, you will enter the modern kitchen. The kitchen offers ample storage with integrated appliances including a fridge, freezer, double oven, hob, microwave, and dishwasher. A single door here leads out to the garden. Continuing through, the original outhouse has been transformed into a modern two-piece bathroom and separate WC, along with a practical utility room providing additional storage and space for freestanding appliances.

Moving upstairs, you will find three well-proportioned bedrooms, two of which are doubles, with the master bedroom benefiting from fitted storage. A newly installed three-piece family shower room completes this level.

Externally, the front of the home boasts a spacious loose stone driveway providing off-road parking for multiple vehicles. The driveway extends to the side of the property and leads to the detached garage. The garage is equipped with power and lighting and is accessed via an up-and-over door from the front, as well as a single door from the rear garden.

The rear garden is generously sized and features a well-maintained lawn with established borders, along with a wooden greenhouse and stone patio area. There is also a low-maintenance flagged patio and a convenient storage shed, with the garden enjoying sunshine throughout the day, creating a wonderful outdoor space ideal for relaxing or entertaining.

Early viewing is highly recommended to appreciate the size and quality of this lovely home and to avoid potential disappointment.

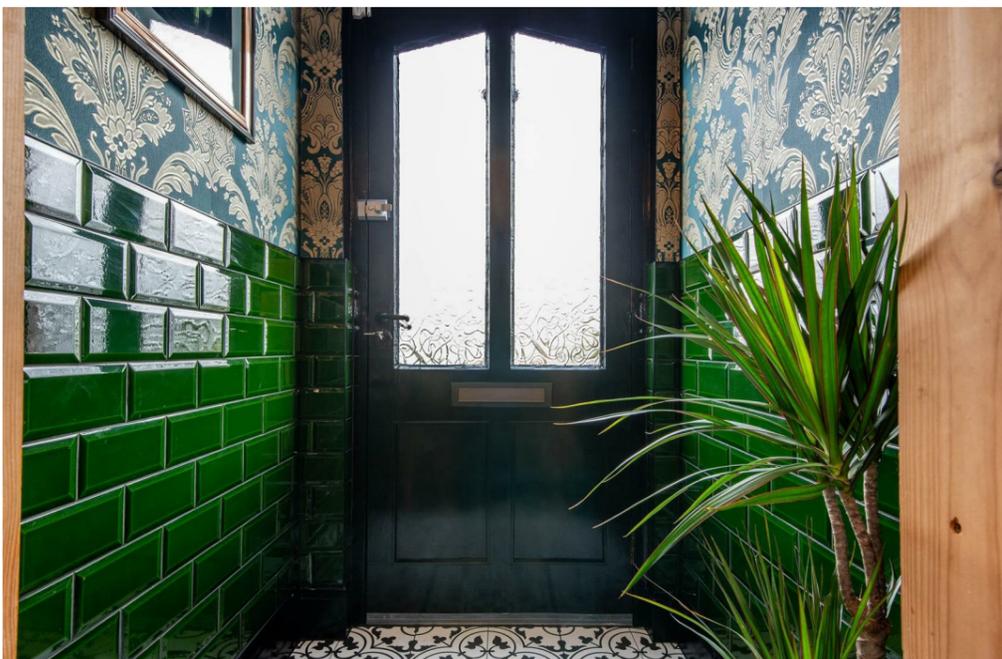




















BEN ROSE

GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.

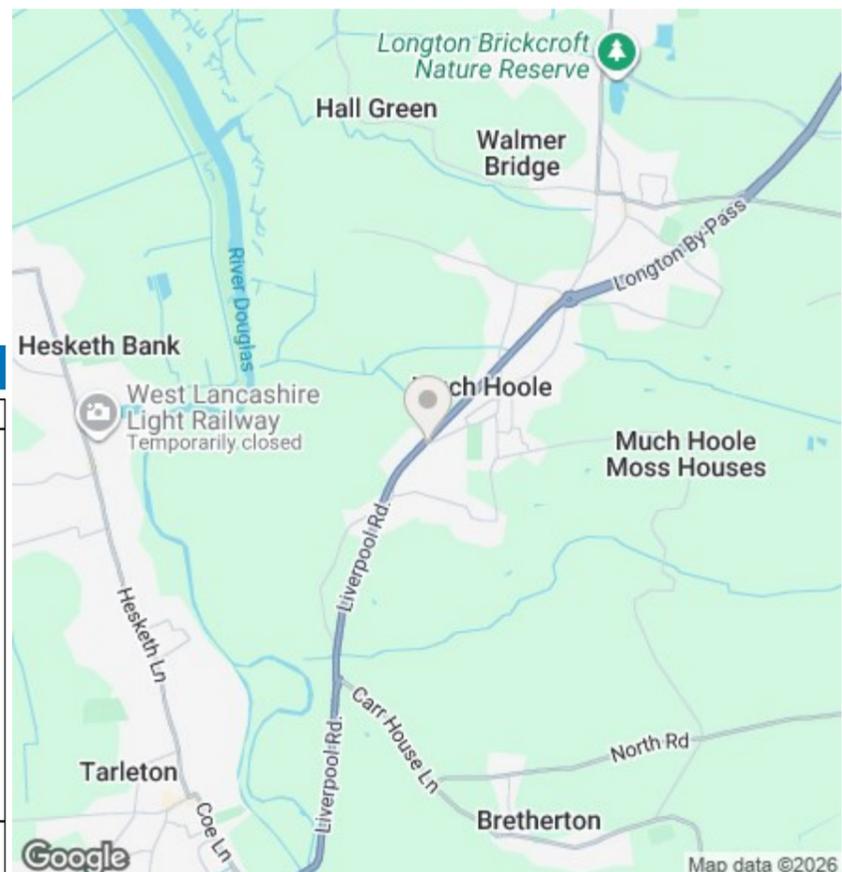


TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

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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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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	