BEN ROSE



Liverpool Old Road, Much Hoole, Preston

Offers Over £179,950

Ben Rose Estate Agents are pleased to present to market this charming mid-terrace home, ideally suited to couples and young families looking to settle in the sought-after village of Much Hoole, Preston. Offering spacious accommodation throughout, the property combines a welcoming atmosphere with practical features, including a generous lounge with a feature log-burning stove, a well-proportioned kitchen with space for family dining and two double bedrooms. The home also benefits from recently fitted windows to the porch, lounge and master bedroom, adding to its appeal. Situated within this popular village, the property enjoys a pleasant semi-rural setting whilst remaining conveniently placed for everyday amenities and commuter links. Much Hoole offers a selection of local shops, eateries and village facilities, with a wider range of supermarkets, schools and leisure amenities available in nearby Longton and Preston. The surrounding Lancashire countryside provides plenty of opportunities for scenic walks and outdoor activities, whilst Preston city centre offers an extensive choice of shopping, dining and entertainment options. For commuters, the area benefits from bus connections to neighbouring villages and towns, with railway services available from Preston and Croston stations. The nearby A59 also provides convenient road links towards Preston, Southport and the wider motorway network, including the M6 and M65, making this an appealing location for those seeking both village living and accessibility.

Upon entering the home, you are welcomed by a useful porch, which leads directly into the spacious lounge. This inviting reception room benefits from an abundance of natural light, courtesy of the large front-facing window, creating a bright and comfortable setting for relaxing with family or entertaining guests. A feature log-burning stove provides an attractive focal point, adding warmth and character to the space, whilst the staircase to the first floor is conveniently positioned within the room. Continuing through the property, you enter the equally spacious kitchen, which offers ample room for family dining and provides a practical hub for everyday life. The kitchen benefits from generous worktop space, plentiful cupboard storage and all the essential fittings needed. Double doors overlook the rear garden, allowing natural light to filter through whilst providing a pleasant outlook and a connection to the outdoor space.

Moving upstairs, the landing provides access to two well-proportioned double bedrooms and the family bathroom. The master bedroom is particularly spacious, offering plenty of room for bedroom furnishings and benefiting from built-in wardrobes to provide convenient storage. The second bedroom is also a comfortable double and features built-in storage, making it ideal for a child's bedroom, guest accommodation or even a home office to suit the needs of the new owners. Completing the internal layout is the three-piece family bathroom, which includes a shower and is finished to a good standard, offering a practical and comfortable space for the household.

Externally, the property features an attractive front garden, enclosed by a low bordering wall and finished with gravel for ease of maintenance. A hedge and tree to one side introduce a touch of greenery, creating a pleasant first impression. To the rear, a lovely yard provides a versatile outdoor space with room for garden furniture and potted plants, making it ideal for enjoying a morning coffee or relaxing during the warmer months. A useful garden shed also provides additional storage for tools, outdoor equipment and household essentials. Combining generous living spaces, two double bedrooms, a characterful log-burning stove and a convenient village location, this appealing home represents an excellent opportunity for first-time buyers, couples and young families alike. With practical storage and a manageable outdoor space, the property offers a wonderful balance of comfort, convenience and village charm.





















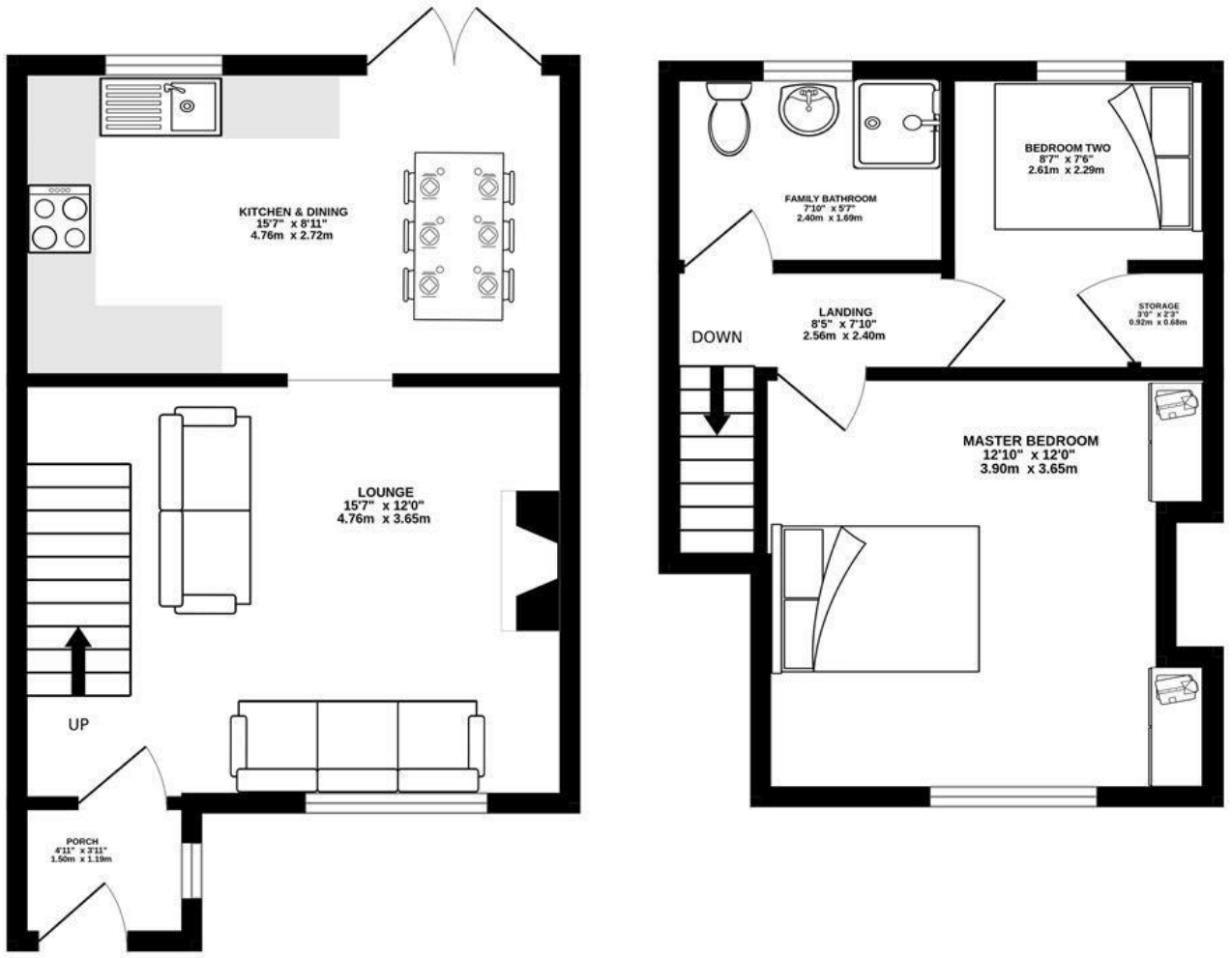




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GROUND FLOOR
340 sq.ft. (31.5 sq.m.) approx.

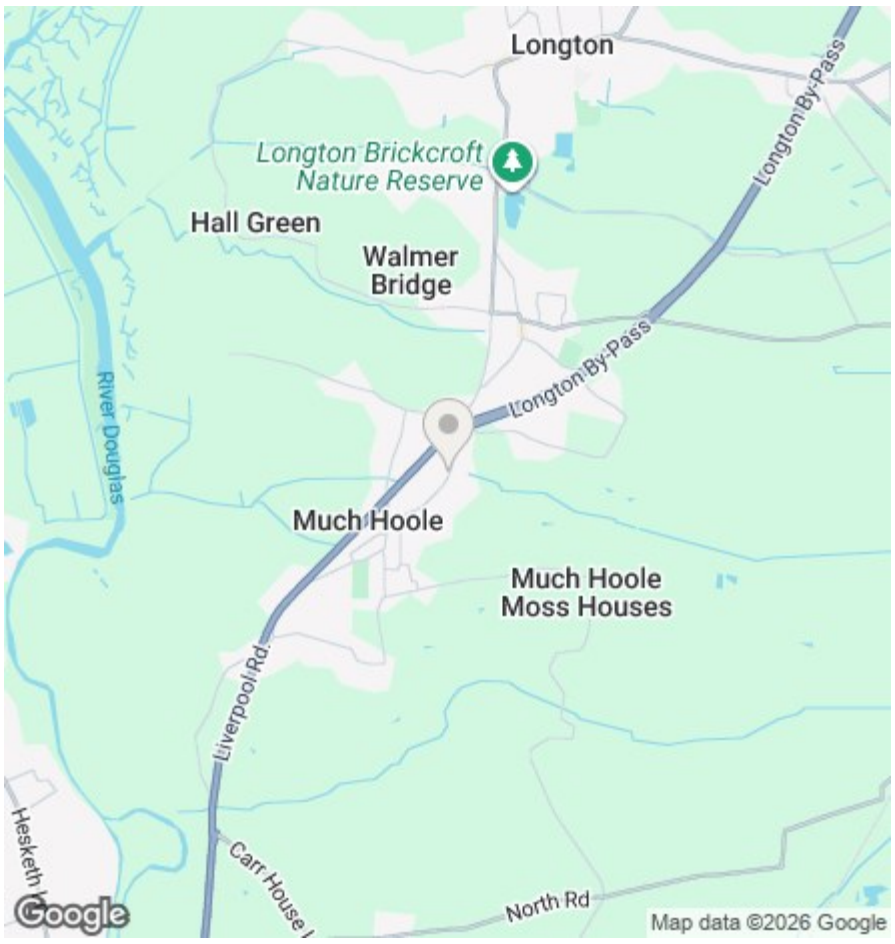
1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.

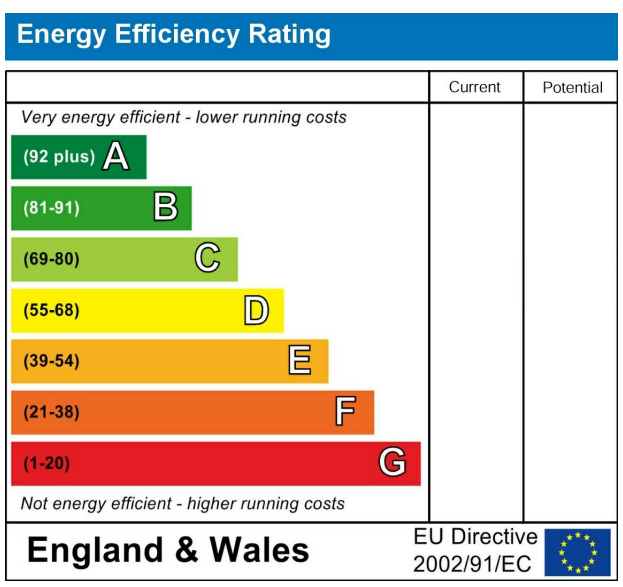


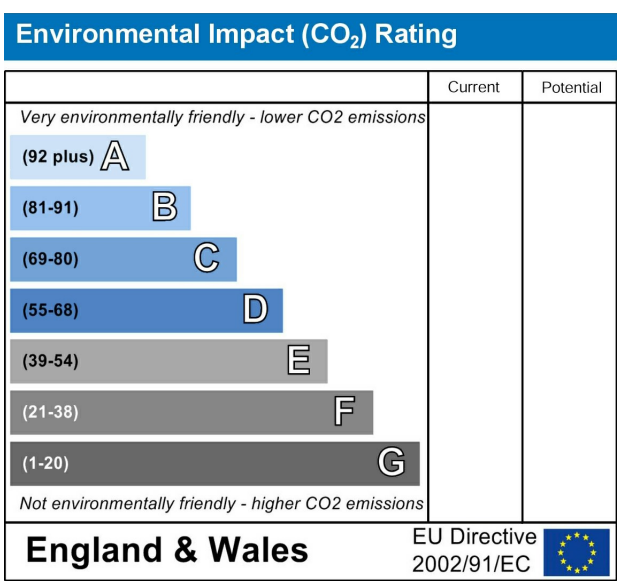
TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

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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