BEN ROSE



**Smithy Lane, Much Hoole, Preston** **Offers Over £119,950**

Ben Rose Estate Agents are pleased to present to market this split-level ground floor apartment, situated in the sought-after village of Much Hoole, Preston. Ideally suited to first-time buyers or couples, the property offers well-proportioned accommodation arranged over two levels, along with a private courtyard. Much Hoole provides a pleasant village setting, with a range of local amenities, shops, eateries and schooling within the surrounding area. 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.

Upon entering, the hallway provides access to the staircase and the lower level, as well as leading through to the generous open-plan lounge, kitchen and breakfast area. The lounge offers plenty of space for a large sofa suite and additional furnishings, with room for a small dining table if desired. Dual-aspect windows allow plenty of natural light to fill the space, whilst a feature fireplace provides an attractive focal point. The modern kitchen is open plan to the living area and benefits from breakfast seating for two, along with an integrated hob and oven, creating a practical and sociable space for everyday living.

Moving down to the lower level, there are two well-proportioned bedrooms, both comfortably accommodating double beds. The master bedroom further benefits from patio doors providing direct access to the private courtyard. This enclosed outdoor space is covered for all-weather use and features flagged paving throughout, complimented by tall brick boundary walls to create a private and sheltered setting. Also on this level is some convenient under-stair storage and a three-piece family bathroom, complete with a shower.

Externally, the property benefits from residential parking areas situated to both the front and rear of the apartment, providing convenient parking for residents.





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





















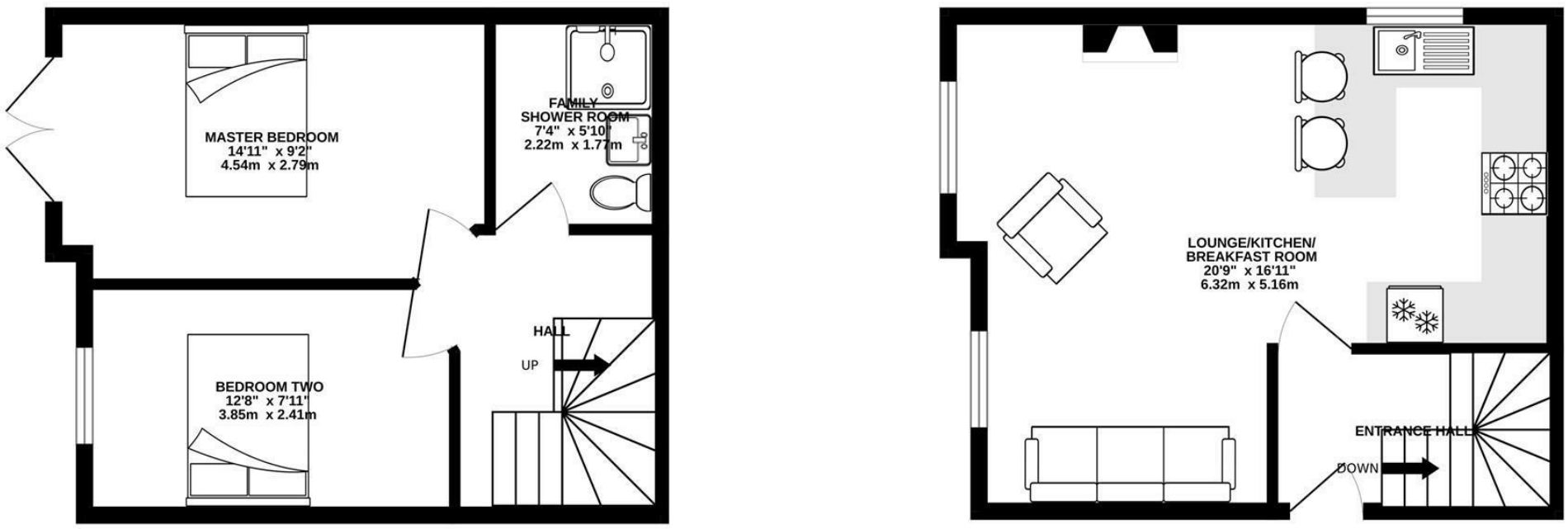




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GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.

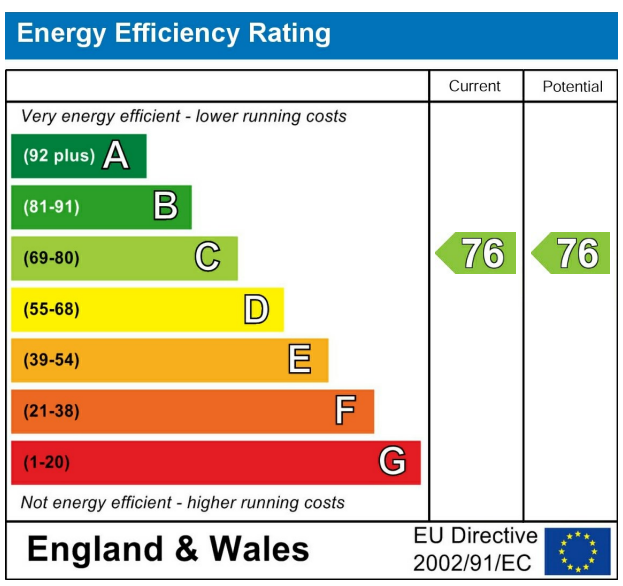
1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.

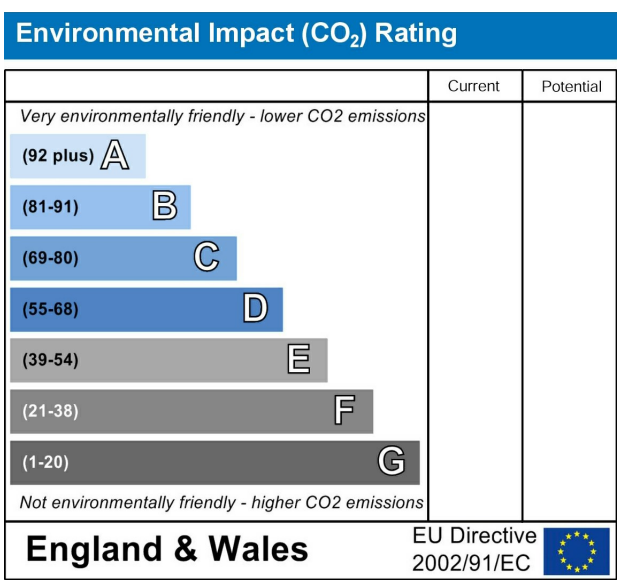


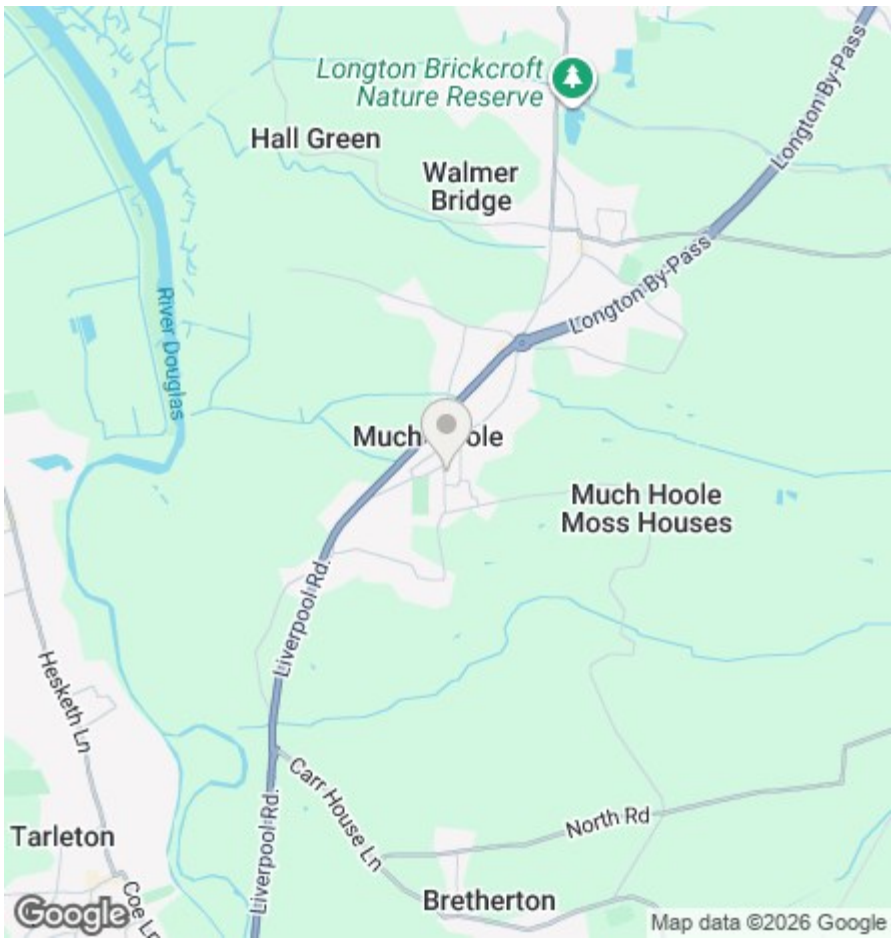

TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.

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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