BEN ROSE

Liverpool Old Road, Much Hoole, Preston £210,000

Ben Rose Estate Agents are pleased to present to the market this charming two-bedroom semi-detached home, nestled within the highly sought-after village of Much Hoole, Lancashire. The property offers comfortable and versatile living accommodation throughout, making it ideal for a couple or small family. The home is conveniently located close to a range of local amenities, including shops, pubs, and well-regarded schools. For commuters, the property is ideally positioned with easy access to the A59, providing links to both Preston and Southport, while the M6 and M65 motorways are just a short drive away. Regular bus services also run through the village.

Stepping into the property, you are welcomed into the entrance hallway, which provides access to all ground floor rooms and houses the staircase to the first floor. To the front, you will find the bright dining room, offering ample space for a family dining table and featuring a large window overlooking the front aspect. Continuing through, you enter the lounge, which features a charming central fireplace and double patio doors opening onto the rear garden. Next is the modern kitchen, fitted with an integrated oven and hob, along with additional space for freestanding appliances and a single door leading out to the rear. Completing the ground floor is a three-piece family bathroom with an over-the-bath shower.

Upstairs, you will find two well-proportioned bedrooms, both benefiting from integrated storage.

Externally, to the front, there is a well-maintained garden along with a paved driveway providing off-road parking for multiple vehicles. To the rear is a generously sized garden, featuring a lawned area as well as low-maintenance flagged and loose stone patio areas, along with a convenient storage shed.

Early viewing is highly recommended to avoid missing out on this lovely home.

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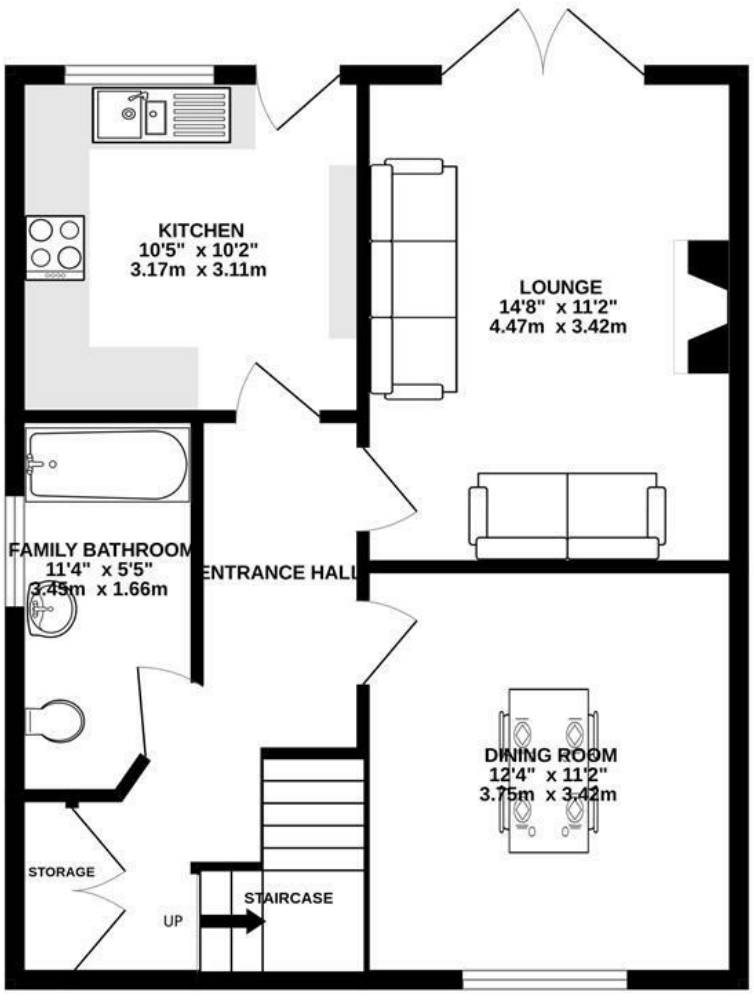
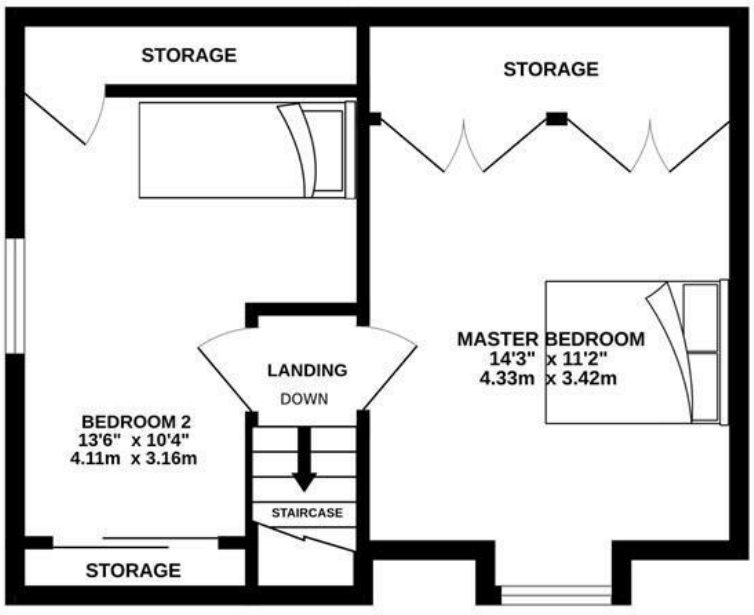
GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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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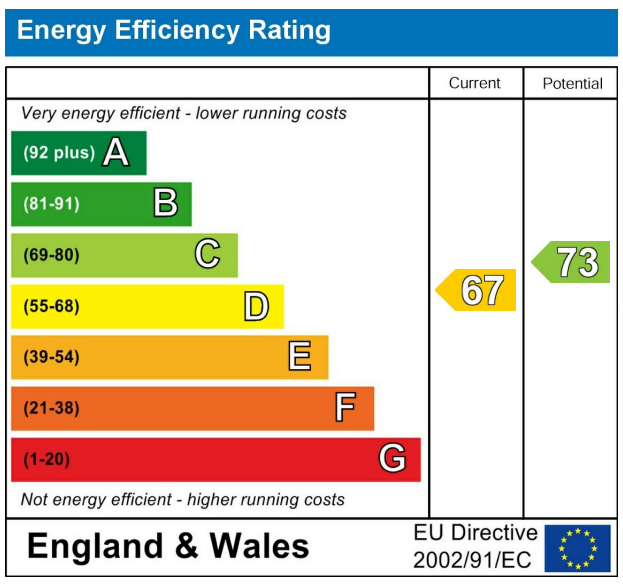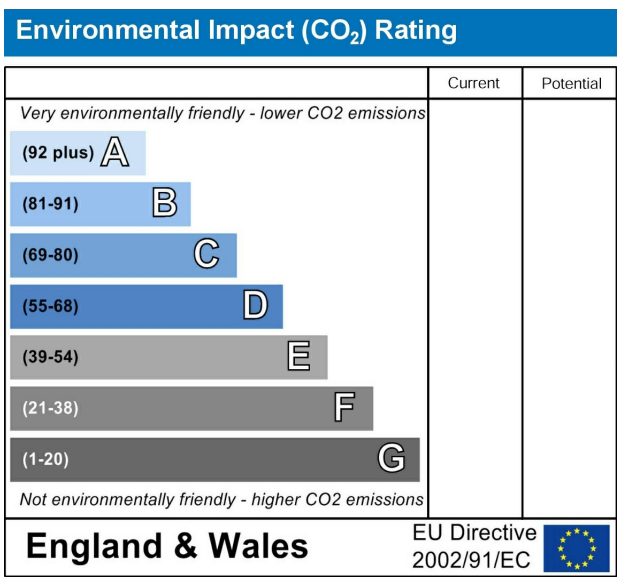
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