



**Liverpool Old Road, Much Hoole, Preston**

**Offers Over £220,000**

Ben Rose Estate Agents are pleased to present to market this charming semi-detached home, nestled within the highly sought-after village of Much Hoole, near Preston. This delightful property offers spacious and versatile living accommodation throughout, making it an ideal choice for couples seeking a balance of countryside living with excellent accessibility. The home is situated in a peaceful residential setting whilst still benefiting from a range of local amenities, including shops, pubs, and well-regarded schools nearby. For commuters, the property is conveniently positioned with easy access to the A59, linking to both Preston and Southport, while the M6 and M65 motorways are just a short drive away. Nearby train stations such as Leyland and Preston provide direct routes to major cities, and regular bus services run through the village, ensuring connectivity is both simple and convenient.

Upon entering the home, you are welcomed via a vestibule into the main entrance hall, which provides access to the staircase leading to the first floor. From here, you will find a convenient ground floor WC as well as a separate family bathroom, offering flexibility for modern living. Continuing through, the kitchen is well-proportioned and provides ample workspace and storage options. To the side of the home, the lounge and dining area are seamlessly connected, creating an open and sociable environment that is ideal for both relaxing and entertaining. This space flows naturally into the conservatory, which overlooks the garden and provides an additional bright and airy reception area.

Moving upstairs, the first floor hosts two generously sized double bedrooms, both of which benefit from built-in wardrobes and additional storage, ensuring practicality without compromising on space. The layout is thoughtfully designed to maximise comfort, making it perfectly suited for couples or those looking for a manageable yet spacious home.

Externally, the property continues to impress with its well-maintained outdoor spaces. To the front, there is a lawned garden complemented by a paved walkway and gated access, with additional lawn space wrapping around the side of the home, enhancing its kerb appeal. A double driveway provides off-road parking for multiple vehicles and leads to a garage, offering further storage or parking options. To the rear, the garden features a paved seating area, ideal for outdoor dining and relaxation, alongside raised flower beds that add character and colour and an outbuilding provides useful additional storage space. This lovely home combines comfort, charm, and a desirable village location, making it a fantastic opportunity for those looking to step onto the property ladder or settle into a peaceful yet well-connected community.









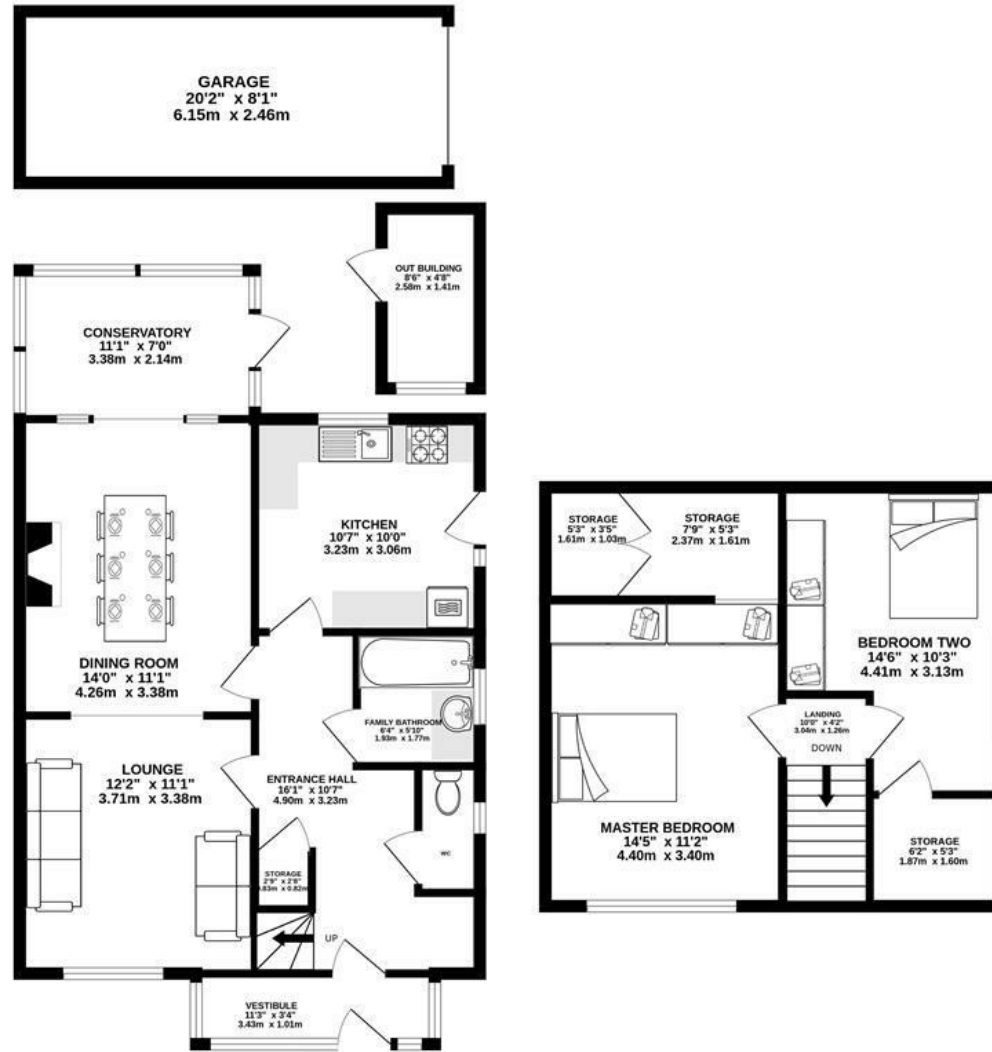




# BEN ROSE

GROUND FLOOR  
877 sq.ft. (81.5 sq.m.) approx.

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



TOTAL FLOOR AREA: 1299 sq.ft. (120.7 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

