



Moss House Lane, Much Hoole, Preston

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to market this NO CHAIN, three-bedroom semi-detached home in the sought-after area of Much Hoole. Ideal for first-time buyers or those seeking a project home, this property offers great potential for refurbishment. Located in a desirable neighbourhood, the home boasts excellent travel links and is surrounded by convenient amenities.

Entering through the welcoming entrance porch, you'll find easy access to the hall, where the staircase and lounge are located. Two storage cupboards in the hall provide practical space.

The lounge/diner, of a generous size, accommodates a three-piece sofa set and a dining table. Access to the kitchen is seamlessly integrated into the lounge/diner, and the kitchen itself offers ample worktop space with room for freestanding appliances. Furthermore, the kitchen provides access to the utility room, housing a WC and offering entry to both the garage and the garden.

Venturing to the first floor, you'll discover a double bedroom and a further two single bedrooms, each with its own unique charm. Bedroom two features convenient built-in storage, catering to your organizational needs. The three-piece family bathroom on this floor also offers integral storage.

Moving outside, the property showcases a large driveway capable of accommodating multiple vehicles off-road. The integral garage adds valuable convenience, while the easy-to-maintain front lawn boasts artificial grass, ensuring a tidy and attractive entrance. The south-facing rear garden, generously sized and not overlooked, provides a serene and private outdoor space. The garden is primarily lawned, offering versatility and potential for various outdoor activities.

This home is situated in a sought-after area with good transport links and proximity to essential amenities. With its project potential, integral garage, spacious south-facing garden, and ample parking, this property presents a wonderful opportunity for those looking to create their dream home in a desirable location.















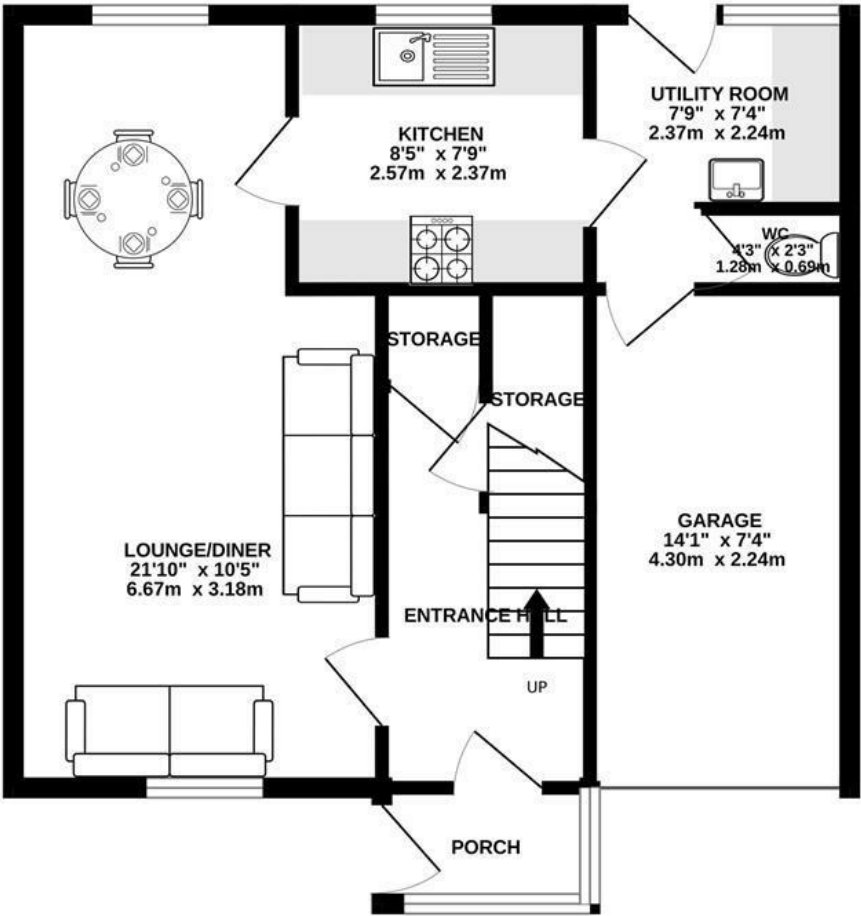




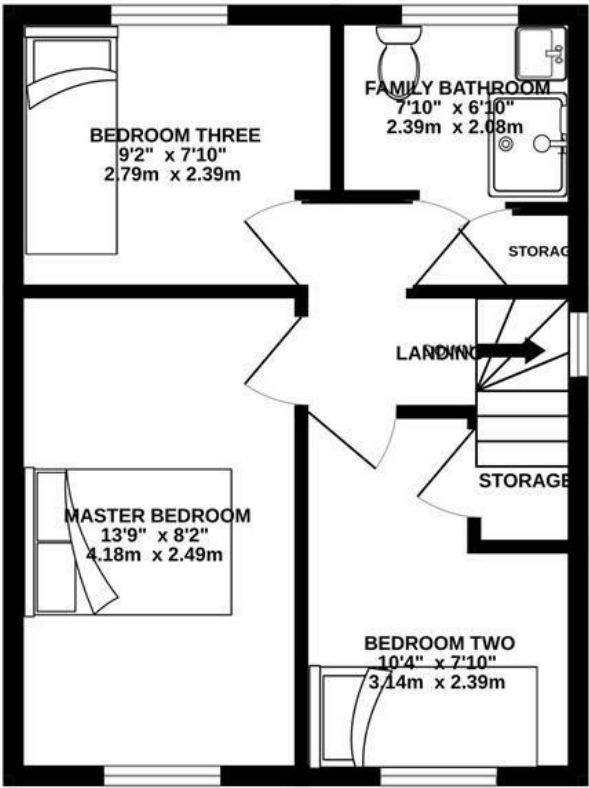


BEN ROSE

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 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	<div>57</div>	<div>75</div>
(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 (CO ₂) 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

