



## Moss House Lane, Much Hoole, Preston

Offers Over £199,950

Ben Rose Estate Agents are pleased to present to the market this charming, NO CHAIN, three-bedroom semi-detached home, located in the highly sought-after village of Much Hoole, Lancashire. Offered with no onward chain, the property is ideally positioned close to a range of local amenities, including shops, well-regarded schools, and the welcoming village centre. Excellent transport links further enhance its appeal, with convenient access to the M6 and M65 motorways, bus routes on the doorstep, and the A59 providing direct connections to both Preston and Southport.

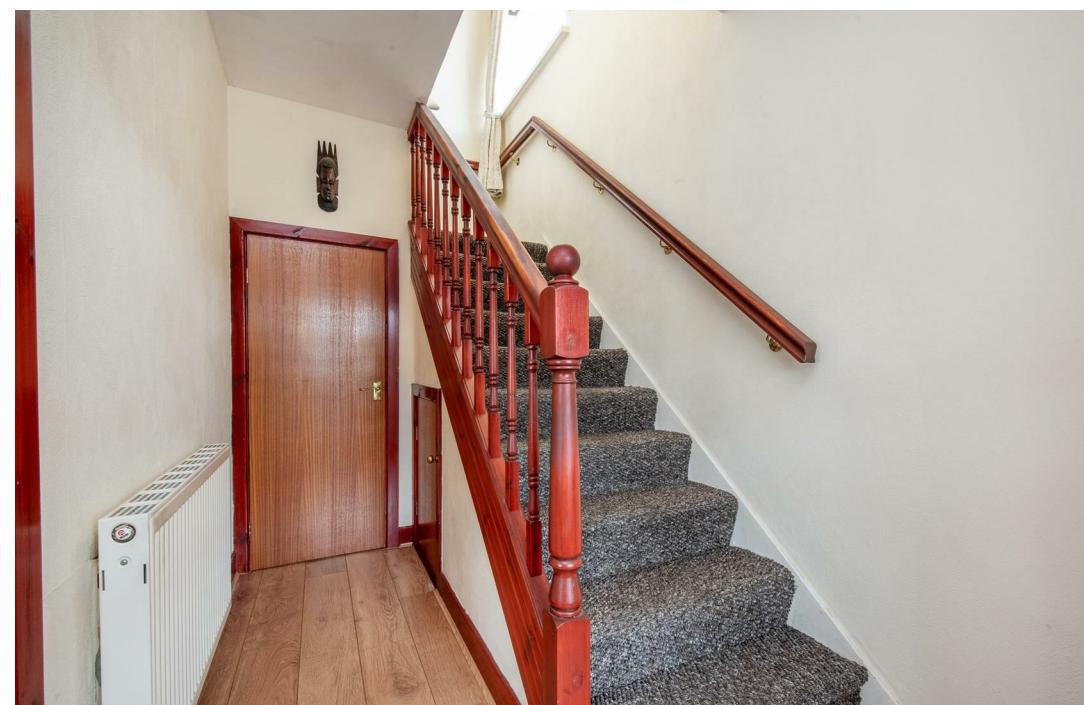
Stepping into the property through the welcoming entrance porch, you are greeted by the main hallway, where a staircase leads to the upper level. To the left, you will find the spacious lounge, set in an open-plan layout with the dining area, and featuring a large front-facing window that fills the room with natural light. The dining space offers ample room for a family dining table and opens through double doors into the bright and airy conservatory at the rear. The conservatory provides versatile living space and includes a single door leading out to the garden. Completing the ground floor is the kitchen, located just off the lounge/diner. The kitchen offers ample storage and comes complete with an integrated oven and hob. A single door here provides access to the attached garage, which is equipped with power, lighting and plumbing for a washer - perfect for utility use and additional storage. The garage also benefits from double-door access at the front and a further single door leading to the rear garden.

Upstairs, you will find three well-proportioned bedrooms, along with a three-piece family bathroom featuring an over-the-bath shower.

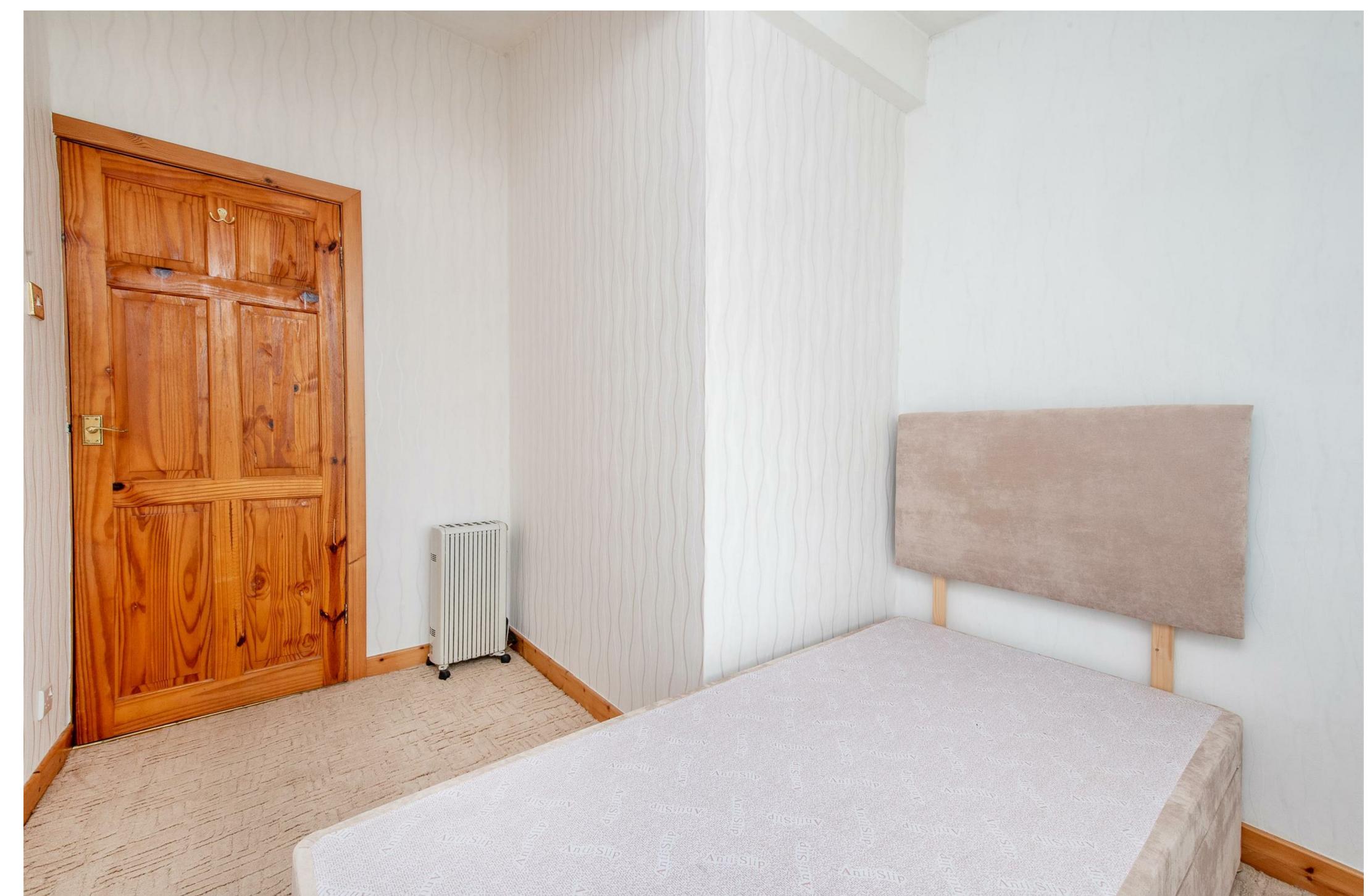
Externally, the front of the property boasts a well-maintained garden and a flagged driveway with off-road parking for two vehicles. To the rear lies a generously sized garden, complete with a flagged patio and a well-kept lawn - ideal for relaxing or entertaining.







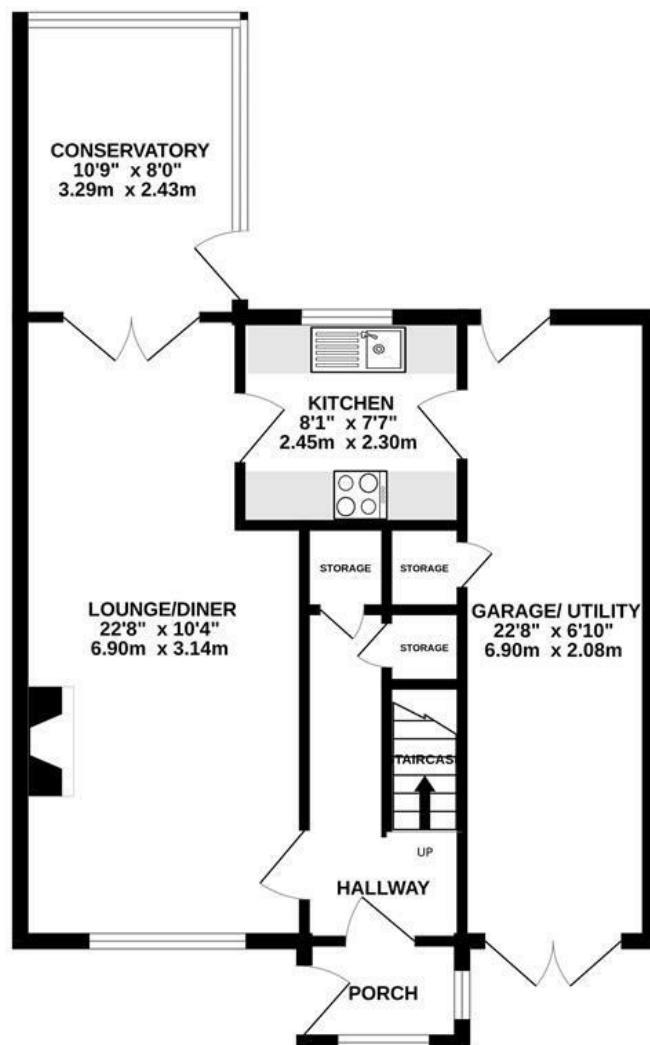




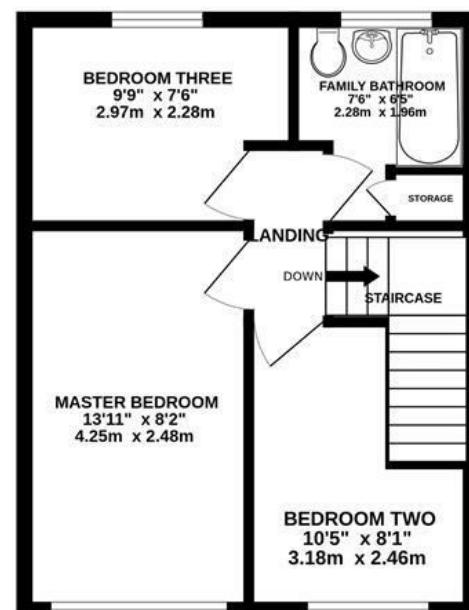


# BEN ROSE

GROUND FLOOR  
617 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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 general guidance 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(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 <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		
England & Wales	EU Directive 2002/91/EC	

