

GROUND FLOOR

1209 sq.ft. (112.3 sq.m.) approx.

1ST FLOOR

354 sq.ft. (32.9 sq.m.) approx.

STUDIO

14'11" x 11'11"

4.55m x 3.63m

CONSERVATORY

12'5" x 10'8"

3.78m x 3.25m

GARAGE

22'5" x 11'11"

6.82m x 3.63m

KITCHEN/DINER

21'7" x 11'11"

6.57m x 3.63m

FAMILY ROOM

11'5" x 10'8"

3.49m x 3.25m

FAMILY BATHROOM

7'6" x 6'4"

2.29m x 1.93m

ENTRANCE HALL

LOUNGE

11'5" x 10'11"

3.47m x 3.32m

BEDROOM TWO

11'10" x 10'8"

3.61m x 3.25m

STORAGE

EAVES STORAGE

SHOWER ROOM

5'8" x 8'10"

1.72m x 1.46m

LANDING

DOWN

UP

STAIRCASE

STORAGE

EAVES STORAGE

TOTAL FLOOR AREA : 1564 sq.ft. (145.3 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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Compass rose showing North (N), South (S), East (E), and West (W).

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) 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

Map showing the location of the property in Much Hoole, Lancashire. The map includes labels for Hall Green, Walmer Bridge, Much Hoole, Much Hoole Moss Houses, and the River Douglas. A location pin marks the property on Longton By Pass. The map is credited to Google and has data from 2026.

BEN

ROSE

Liverpool Old Road, Much Hoole, Preston

Offers Over £245,000

Ben Rose Estate Agents are pleased to present to the market this charming two/three bedroom semi-detached home, located in the highly sought-after village of Much Hoole, Lancashire. Nestled in a popular residential area, this delightful property is ideal for families and is offered for sale with the added benefit of NO ONWARD CHAIN. The home combines comfortable living with modern convenience and is perfectly situated close to local amenities, including shops, village hall, well-regarded schools, and a welcoming village atmosphere. Excellent transport links are a key feature, with easy access to the M6 and M65 motorways, bus routes right on the doorstep, and the A59 providing direct connections to both Preston and Southport.

Stepping into the property, you will find yourself in the welcoming entrance hallway, which provides access to most of the home's rooms. On the right, you will enter the bright front lounge, featuring a central fireplace and a large window overlooking the front aspect. Next along is a well-proportioned double bedroom benefiting from fitted storage. Continuing through, you will enter the family room – a versatile space ideal as an additional sitting room, with an open staircase leading to the upper level.

The family room flows seamlessly into the dining area, which is set within an open plan layout alongside the spacious kitchen. The kitchen offers generous storage with integrated appliances including a fridge, freezer, oven and hob, along with a single door leading out to the rear garden. The dining area provides plenty of space for a family dining table, with sliding patio doors opening into the conservatory at the rear. The bright and airy conservatory offers excellent additional living space with direct access to the garden. A modern three-piece family bathroom completes this level.

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