



Liverpool Old Road, Much Hoole, Preston

Offers Over £219,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom semi-detached house located on Liverpool Old Road in the picturesque village of Much Hoole, Preston. This delightful home is perfect for first-time buyers seeking a property with character and potential. Much Hoole is a tranquil area that boasts a friendly community atmosphere, with convenient access to local amenities, including shops, schools, and parks. The property is well-connected, with nearby bus links and easy access to the M6 motorway, making it an ideal base for commuting to larger towns and cities.

As you step inside, you are greeted by a welcoming vestibule that leads to the front sitting room. This cosy space features a charming fireplace with a log burner, perfect for those chilly evenings. Moving through the property, you will find a spacious lounge, which also boasts a stunning feature fireplace with a log burner, creating a warm and inviting atmosphere. The lounge provides access to useful under-stair storage and leads into the sizeable kitchen at the rear. The kitchen is well-equipped, offering ample space for a casual dining area, along with an integrated oven and hob, making it a delightful space for cooking and entertaining.

Venturing to the first floor, you will discover two versatile bedrooms, both of which come with integrated storage, providing plenty of space for your belongings. The modern three-piece shower room is a lovely addition, offering a stylish and functional space. A fold-down ladder leads to a converted loft room, complete with Velux windows, which can serve as an additional bedroom, office, or playroom, depending on your needs.

Externally, the property features a driveway with space for two cars, ensuring convenience for you and your guests. The generously sized rear garden stretches back to the fence line, offering ample scope for landscaping and personalisation. At the far end of the garden, you will find a garage, providing additional storage or workshop space. In conclusion, this semi-detached home presents a wonderful opportunity for first-time buyers, with its versatile rooms, large garden, and potential for extension (subject to planning). Don't miss your chance to make this charming property your own.



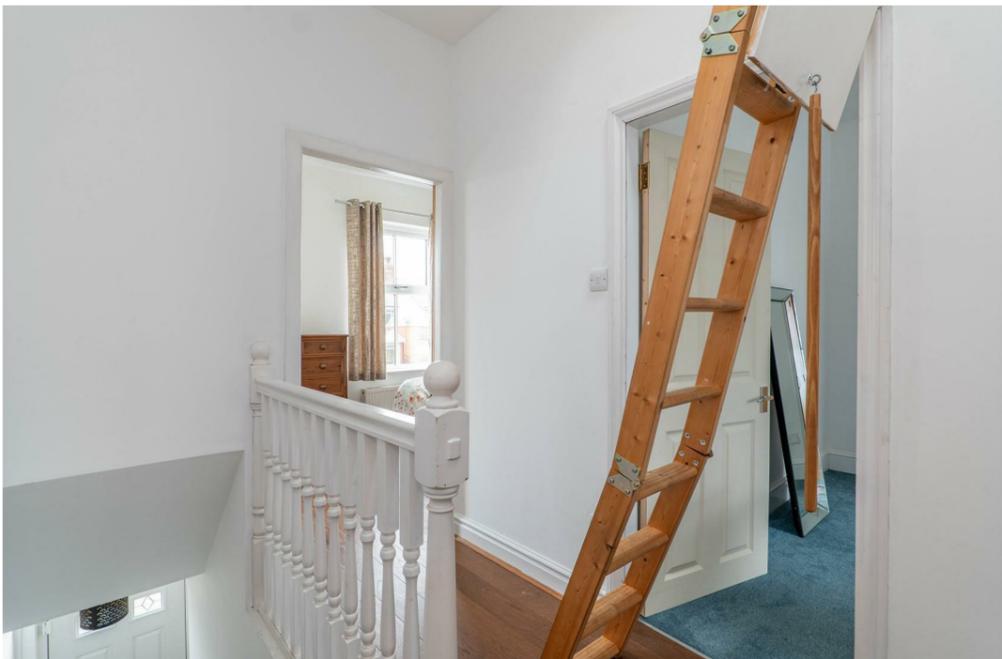












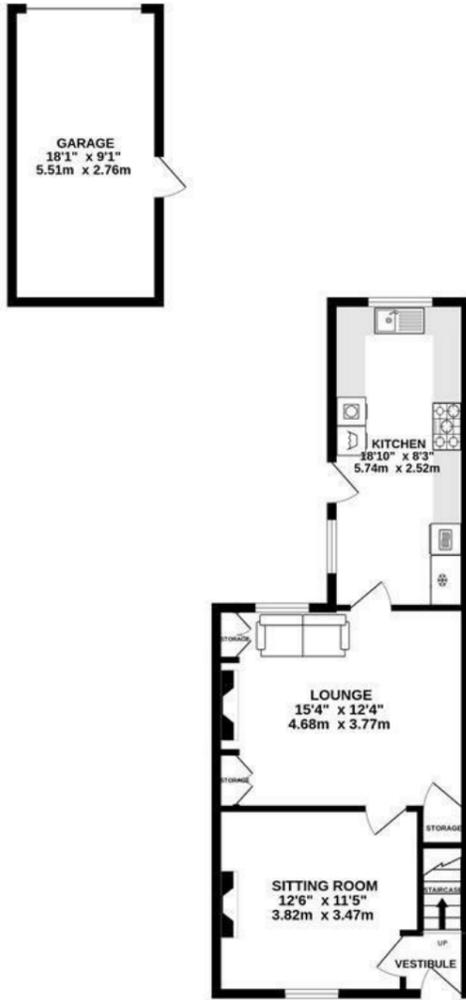






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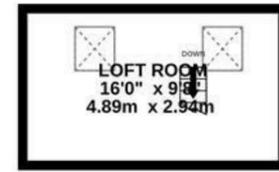
GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
155 sq.ft. (14.4 sq.m.) approx.

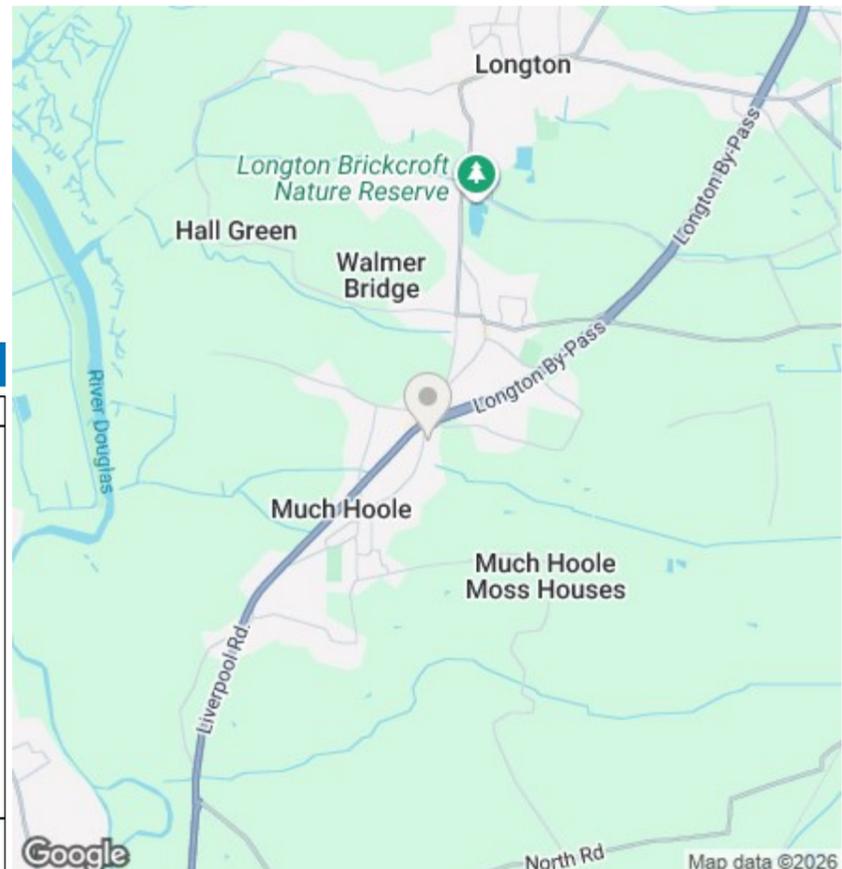


TOTAL FLOOR AREA: 1195 sq.ft. (111.0 sq.m.) approx.

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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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	