



## Oldfield, Little Hoole, Preston

Offers Over £299,950

Ben Rose Estate Agents are pleased to present to the market this beautifully presented two-bedroom new-build bungalow, situated in the scenic village of Much Hoole, Preston. Nestled on a quiet, over-55s residential street, the property balances modern convenience with the tranquillity of village life. Located on the outskirts of Preston, it is just a short drive from Longton and benefits from excellent local shops and amenities, as well as ample travel links via local bus routes and close proximity to the A59.

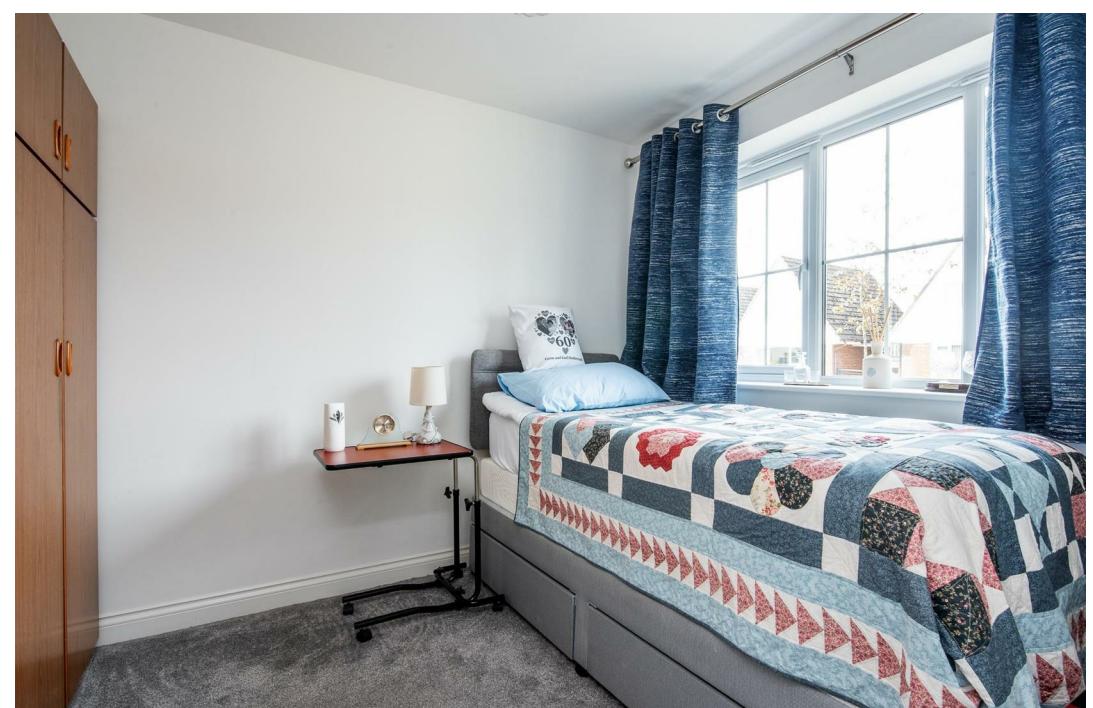
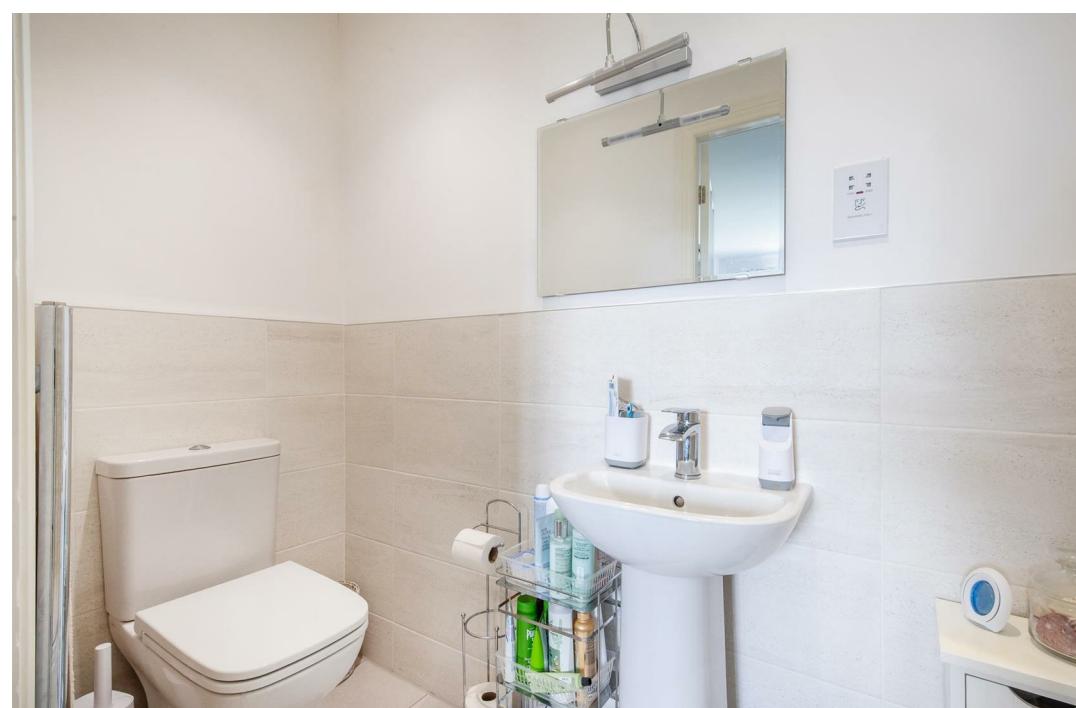
Stepping into the property, you are welcomed into the central entrance hallway, which provides access to all rooms. To the left, you'll find the open-plan kitchen/diner. The contemporary fitted kitchen includes integrated appliances such as a fridge, freezer, oven, hob, dishwasher, and washer/dryer, and offers ample storage. The dining area provides generous space for a family dining table and features a beautiful bay window overlooking the front aspect. A single door from here leads to the side of the property. Continuing through, you enter the spacious lounge, which boasts double patio doors that open directly onto the rear garden. The home offers two well-proportioned double bedrooms, with the master bedroom benefiting from a private en-suite shower room. A modern three-piece family bathroom with an over-the-bath shower completes the interior.

Externally, the front of the property features a private driveway with allocated parking for two vehicles. To the rear, you'll find a generously sized garden with a laid lawn, flagged patio area, and fantastic views over the farmers' fields beyond.

Early viewing is highly recommended to avoid disappointment.







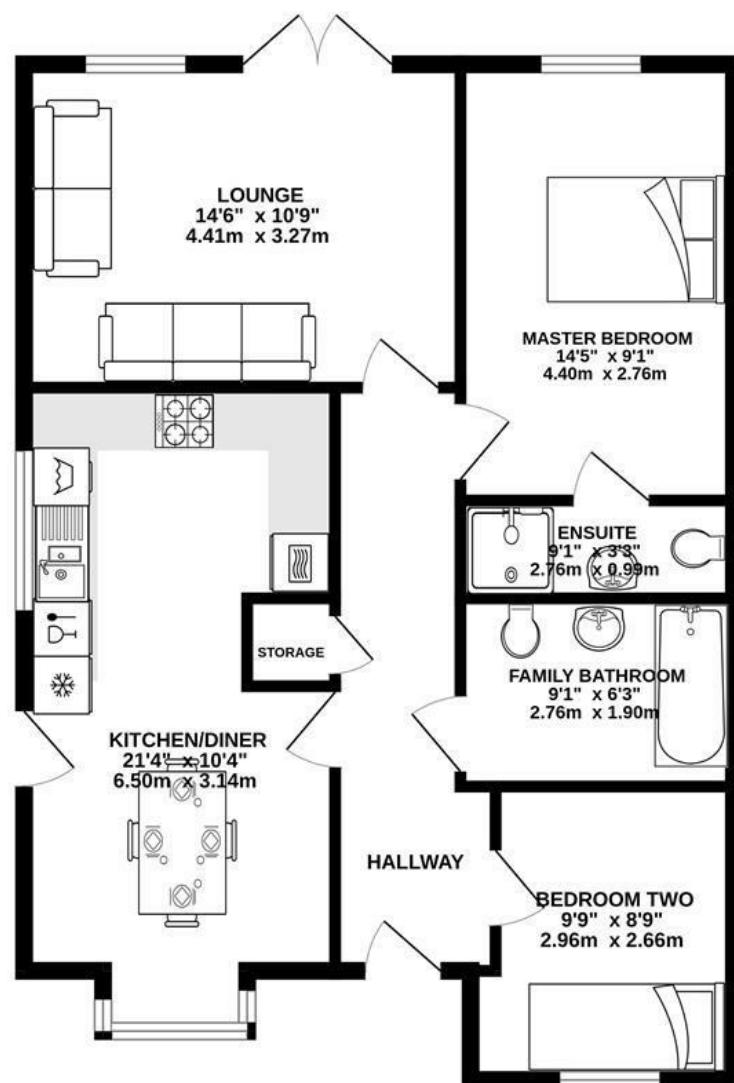






# BEN ROSE

GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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	
(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	

