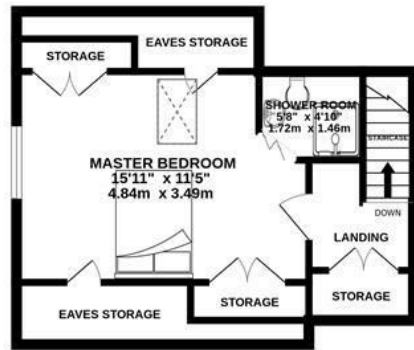
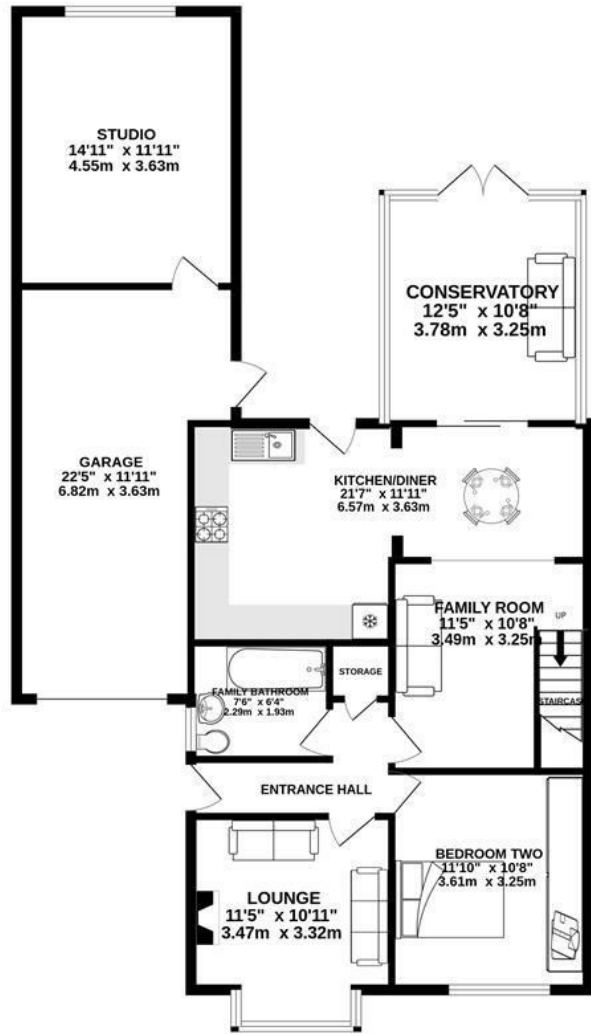


GROUND FLOOR
1209 sq.ft. (112.3 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



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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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 (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	

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.

