



105 Liverpool Old Road, Much Hoole

Offers in Region of £240,000





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Much Hoole, Preston

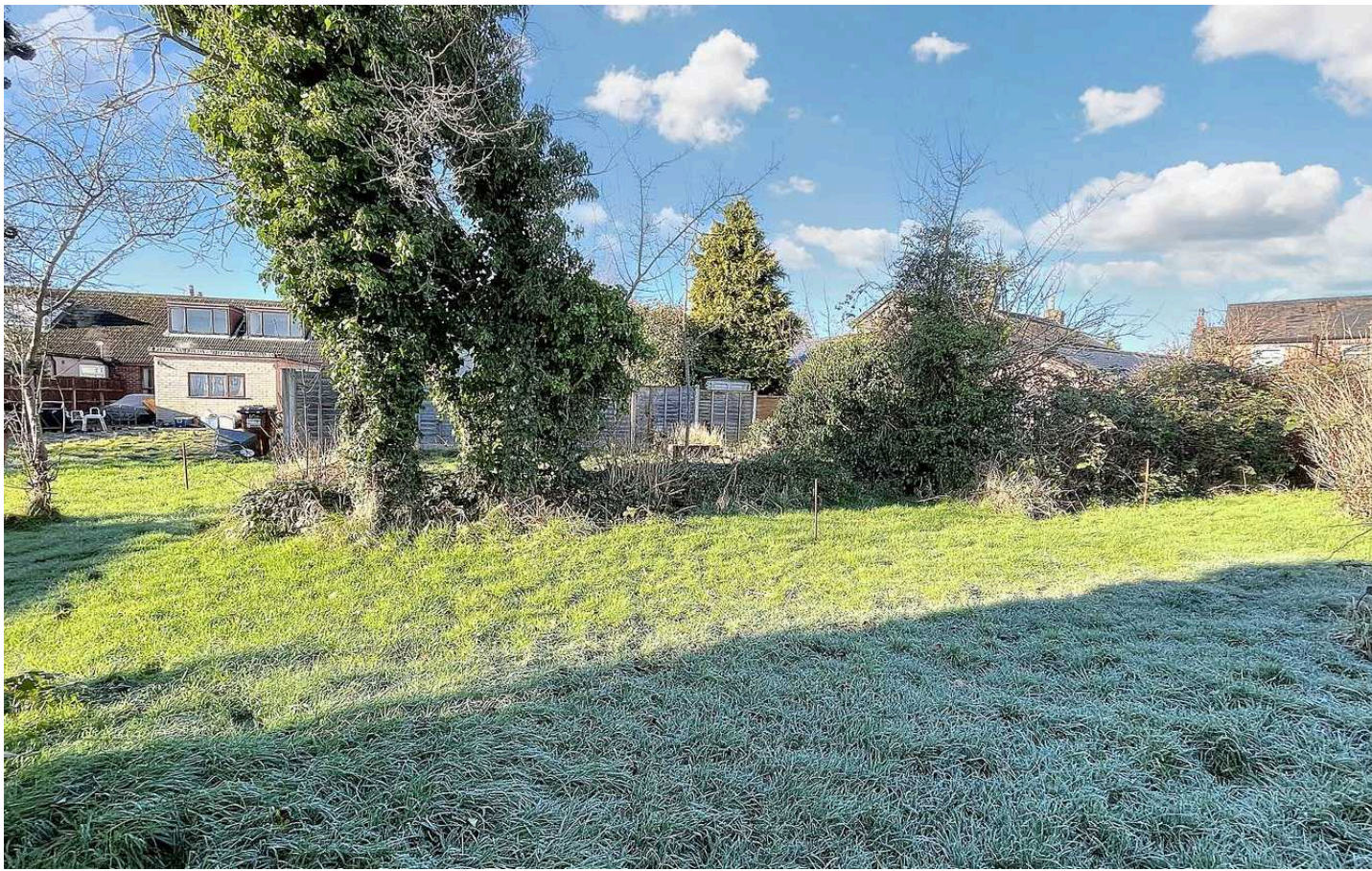
So much potential in Much Hoole! This elegant, 1950s house offers space inside and out. Just imagine what you could do with that garden! The house is in need of work & modernisation, however offers so much potential to create your dream home.

Council Tax band: D

Tenure: Freehold

- Extended Semi Detached Property
- In Need Of Modernisation
- SOLD WITH VACANT POSSESSION
- Expansive Rear Garden
- 4/5 Bedrooms / Home Offices
- Off Road Driveway Parking
- Elegant Original Features
- Great Sized Lounge Diner
- Great Village Amenities & Transport Links
- A FANTASTIC OPPORTUNITY AWAITS





Location

Situated in the semi-rural village of Much Hoole with its own convenient store plus the newly built village hall creating a great friendly community. Within the area of Much Hoole and the adjoining villages can be found, a Post Office, eateries, bars, Booths and Spar supermarkets plus the Longton Nature Reserve are all within easy walking distance. There are in fact fantastic walks, parks and cycleways that are easily accessed within minutes of the area. In the catchment area of many highly regarded OFSTED schools. On a bus route plus obtains easy access to the motorway network with the Lake District, Manchester and Liverpool being only an hour's drive. Preston city centre/ Railway station is only 7 miles.

The House

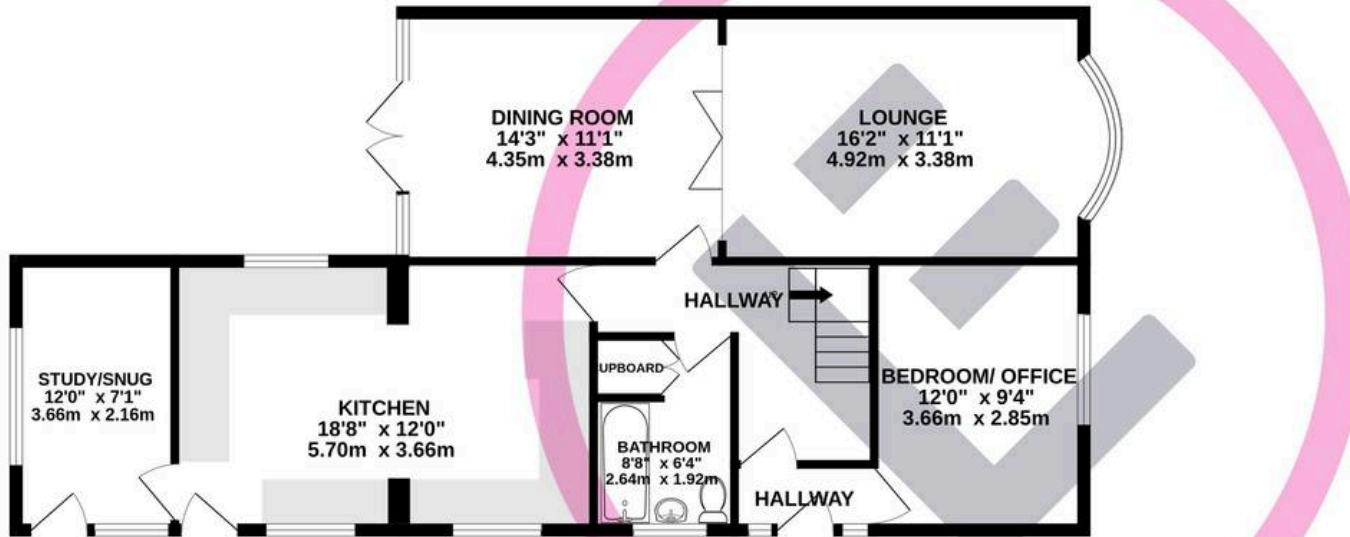
This elegant 1950's semi detached property, in need of modernisation, enjoys dormers to both the front and rear and offers just so much potential to create the perfect family house. The double glazed front door opens to a porch and hallway with with elegant panelled walls and a staircase that leads up to the first floor. The main living space is impressive with a wood panelled division and folding doors between lounge and dining areas. The original fireplace creates a stylish focal point and French Doors open from the dining space to a truly expansive rear garden. The kitchen is extended and there is a traditionally styled wooden fitted kitchen. With windows to either side the kitchen is light and bright and there is a back door leading to the garden. Leading off the rear of the kitchen is a further snug or study room with two further windows and a further external door. NO CHAIN



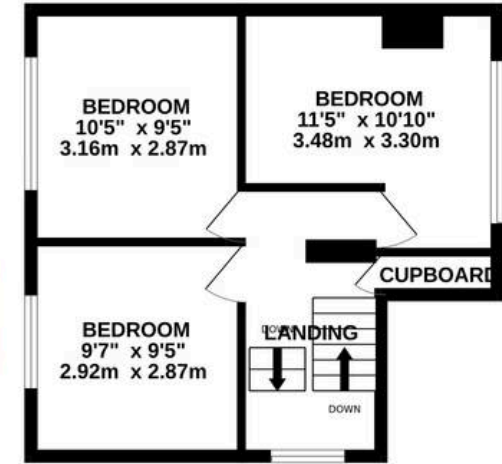
Bedrooms and Bathroom

Upstairs you will find three generous bedrooms and the house has a further, ground floor, double bedroom adding versatility and functionality. The bathroom has a three piece bathroom suite and a large storage cupboard.

GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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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