BEN ROSE



Town Lane, Much Hoole, Preston **Offers Over £399,950**

Ben Rose Estate Agents are pleased to present this stunning, two-bedroom, semi-detached dorma bungalow located in the highly sought-after village of Much Hoole, Preston. Beautifully finished with generous indoor and outdoor space, the delightful home is close to travel links connecting it to nearby towns such as Preston and Southport. The village has convenient amenities with nearby shops, pubs, restaurants, and award-winning schools.

Upon entering the property, you are greeted by a welcoming entrance hall featuring a convenient shower room with high-quality fittings. There is plenty of built-in hallway storage which also encases the combi-boiler, and a convenient stairway leading to the first floor, where you will find a generously sized master bedroom spanning most of the upper level. This tranquil retreat boasts magnificent countryside views and is also equipped with ceiling lights/fans. This space could quite easily be returned to its original two-bedroom layout with the simple addition of a stud wall. A contemporary bathroom is accessible from the landing, featuring a stand-alone shower and modern finishes.

The spacious ground floor features an impressive open-plan kitchen/dining room/lounge area. This contemporary space is designed for both relaxation and entertainment and comes complete with modern appliances, including an instant hot water tap and a wine cooler. The room is complemented by an electric feature fireplace and a ceiling fan incorporated into the lighting. Large sliding doors lead out to the rear garden and, along with a roof lantern, provide an abundance of natural light. An additional bedroom is located on this floor, perfect for guests or as a home office.

Externally, the property boasts a large south-facing garden that is not overlooked, providing a private and sunny outdoor space ideal for gardening or alfresco dining. The front of the home offers ample parking for multiple vehicles, both on the driveway and down the side. An electric vehicle charging point is also installed.






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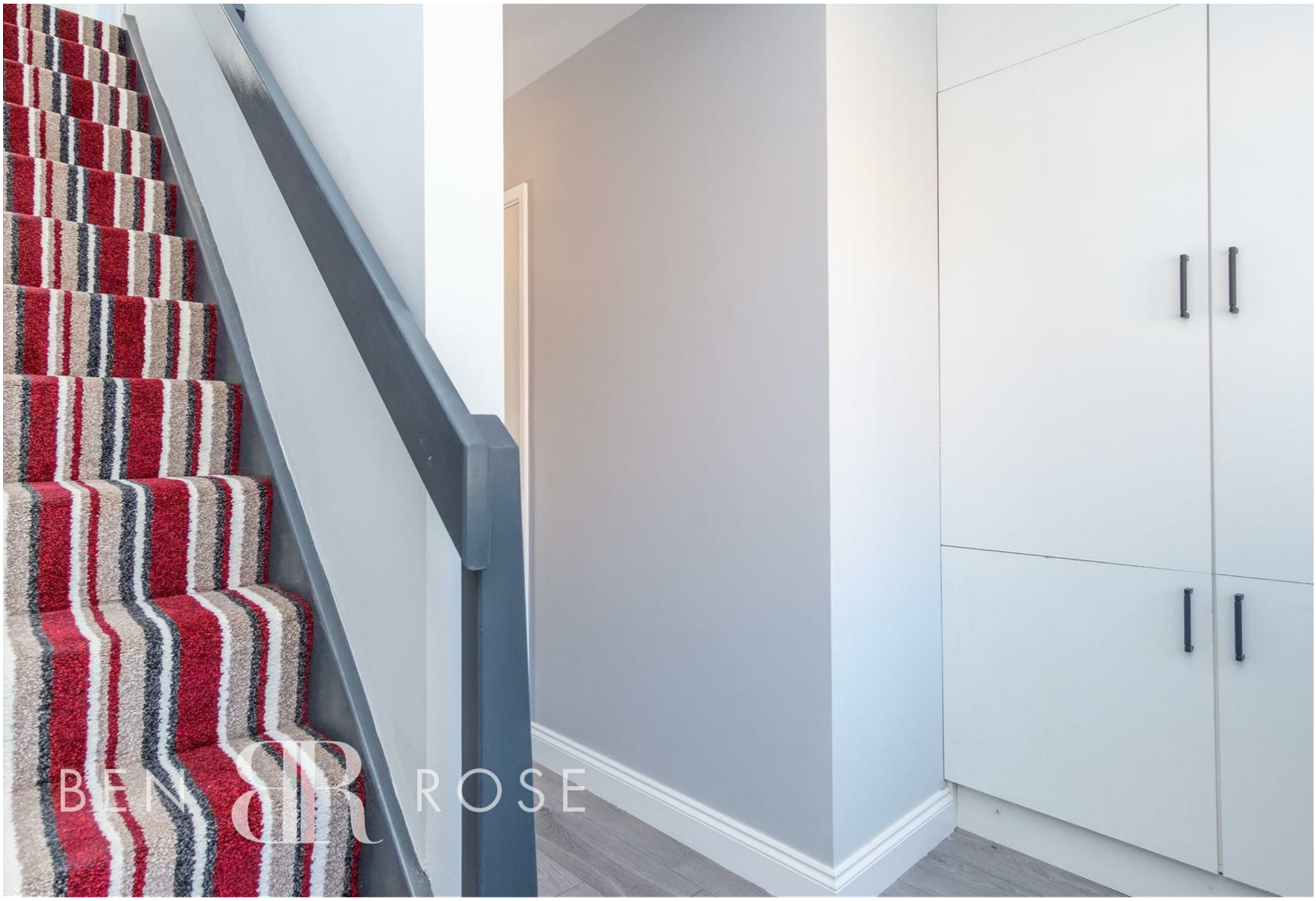




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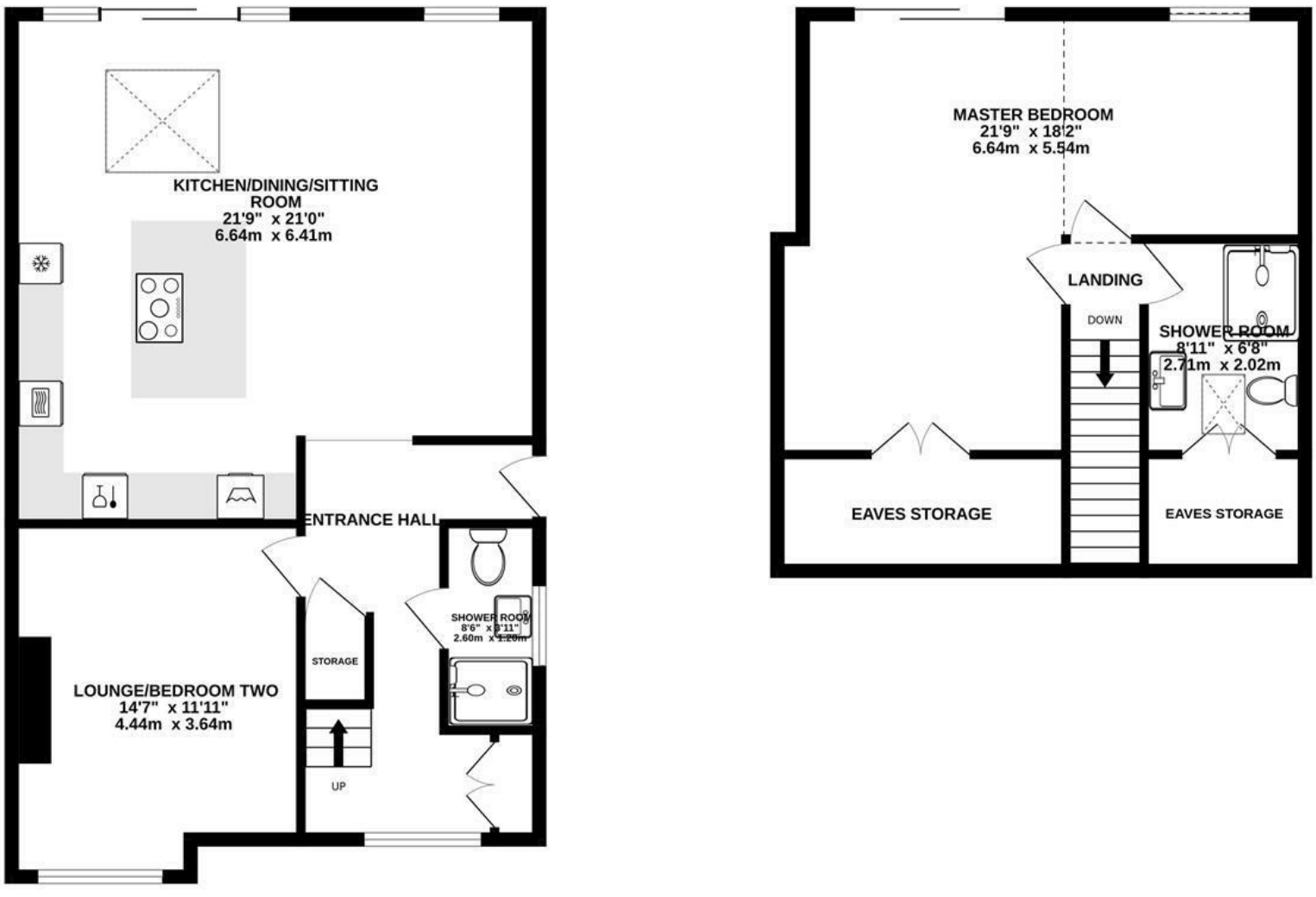


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GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.

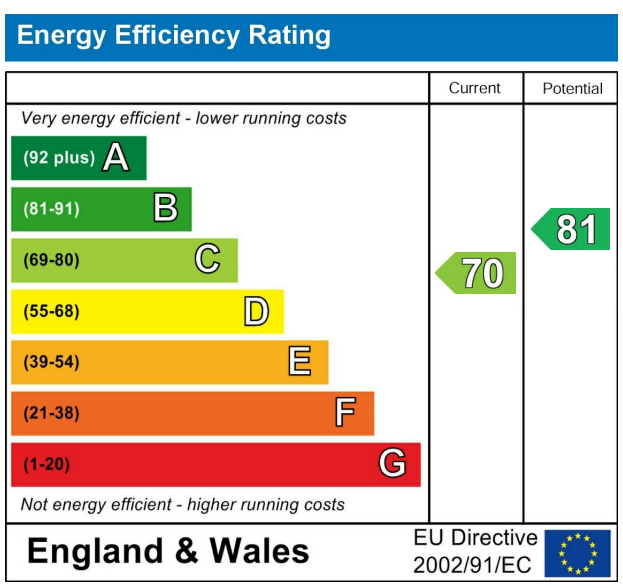
1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.

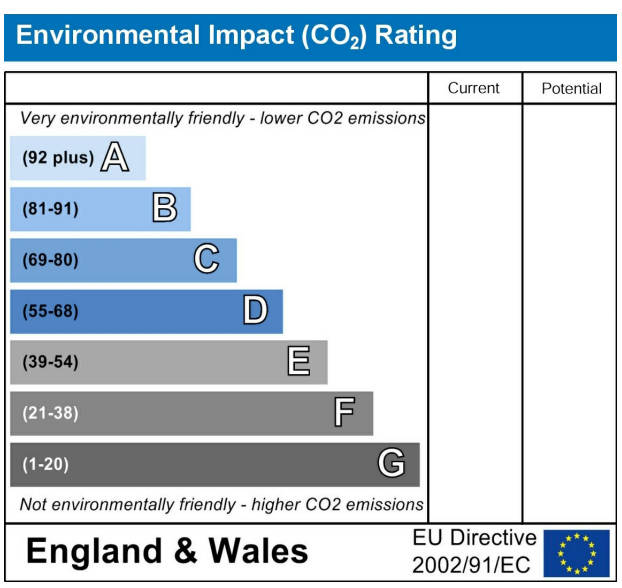


TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.

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.







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