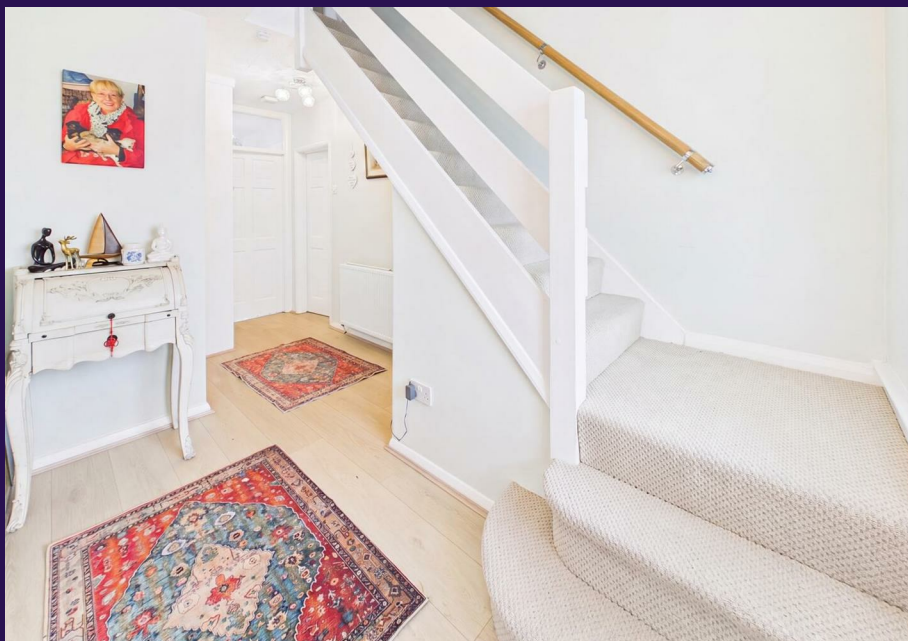




162 LIVERPOOL OLD ROAD

MUCH HOOLE, PRESTON, PR4 4QB

£235,000



Key Features

- Three Bedroom Semi Detached Dormer Bungalow
- Much Sought After Location
- Well Presented Throughout
- Entrance Porch & Spacious Open Plan Lounge Diner
- Sun Room Enjoying Views Over the Rear Landscaped Garden
- Downstairs Cloaks W.C & Shower Room
- Recently Fitted Modern Kitchen with Appliances
- Three Bedrooms, Two Doubles, One Single & Large Shower Room to the First Floor
- Off Road Parking & Gated Side Access Leading to a Detached Garage
- Early Viewing Comes Highly Recommended

Property Summary

Occupying a prime position on the ever-popular Liverpool Old Road, this impressive three-bedroom semi-detached dormer bungalow offers beautifully presented, versatile accommodation that is sure to appeal to a wide range of purchasers. Combining generous living space with a flexible layout and attractive gardens, this superb freehold home is ideal for families, professionals or those looking to downsize without sacrificing comfort or practicality.

Set back from the road behind a generous driveway providing ample off-road parking for several vehicles, the property enjoys an attractive frontage with views over the local park and playing fields. Upon entering, you are welcomed by a bright and inviting interior where the accommodation has been thoughtfully maintained and finished to a high standard throughout.

The heart of the home is the stylish modern kitchen, fitted with an excellent range of contemporary cabinetry, complementary work surfaces and ample storage, providing the perfect space for both everyday family life and entertaining. The spacious lounge diner offers an excellent social space, while the adjoining sunroom enjoys pleasant views over the rear garden and provides an additional reception area to relax in throughout the year. Completing the ground floor is a useful cloakroom/W.C. and a contemporary shower room, adding further flexibility to the accommodation.

To the first floor are three well-proportioned bedrooms, comprising two generous doubles and a comfortable single bedroom, together with a modern shower room, making the first floor ideal for family living or accommodating guests in comfort.

Externally, the property continues to impress. The enclosed rear garden has been beautifully maintained and enjoys a high degree of privacy, featuring neatly kept lawns, well-stocked planted borders and paved patio seating areas that are ideal for outdoor dining and summer entertaining. A detached single garage provides excellent storage and practicality.

Entrance Porch

7'5" x 3'9" (2.25 x 1.14)

Entrance via a modern composite front door into the glazed porch with obscured glass. Vinyl flooring. UPVC double glazed door with glazed side panel leads in to the entrance hallway.

Hallway

7'5" x 13'1" (2.25 x 3.99)

A bright and airy hallway with carpeted turned staircase leading to all first floor accommodation. Under stairs and cupboard storage housing the utility meters. Radiator. Wood effect laminate flooring. Two ceiling light fittings. Doors leading off to all ground floor accommodation.

Downstairs W.C

2'9" x 5'7" (0.83 x 1.71)

UPVC double glazed obscured window to the side elevation. Features a two piece suite in white comprising of a low flush W.C and corner wash hand basin. Fully tiled elevations. Radiator. Ceiling light fitting. Vinyl flooring.

Lounge Diner

11'1" x 26'2" (3.37 x 7.98)

UPVC double glazed window to the front elevation. UPVC double glazed french doors leading through to the sun room. The dining area has plenty of space for a large dining table. Traditional living flame gas fire set on marble hearth. TV aerial socket. Wood effect laminate flooring. Two ceiling light fittings. Two radiators.

Sun Room

9'4" x 10' (2.85 x 3.06)

UPVC double glazed sun room on a brick built base with side access door leading out on to the rear garden. Radiator and wall mounted electric heater. Wood effect laminate flooring.

Kitchen

10'5" x 10'4" (3.17 x 3.15)

UPVC double glazed window to the rear elevation and UPVC double glazed door to the side elevation. Features a range of modern shaker style eye and base level units with complimentary real Quartz work surfaces over. Inset one and a half bowl sink and drainer unit with mixer tap. Integrated fan assisted electric oven with induction hob and stainless steel extractor canopy over. Space and plumbed for washing machine and dishwasher. Space for American style fridge freezer. Fully tiled elevations. Radiator. Vinyl flooring.

Shower Room

5'7" x 5'8" (1.70 x 1.72)

UPVC double glazed obscured window to the side elevation. Wet room flooring with electric wall mounted shower and glazed shower screen. Pedestal wash hand basin with mixer tap. Fully tiled elevations. Ceiling light fitting. Extractor fan.

First Floor Landing

Doors leading off to all first floor accommodation. Carpeted. Ceiling light fitting. Access to the loft space with pull down ladder.

Bedroom One

8'4" x 11'1" (2.53 x 3.37)

UPVC double glazed window to the rear elevation. Carpeted. Radiator. Pendant light fitting.

Bedroom Two

9'2" x 9'5" (2.79 x 2.88)

UPVC double glazed window to the front elevation. Features fitted robe storage with sliding doors. Carpeted. Radiator. Pendant light fitting. TV aerial socket.

Bedroom Three

6'2" x 12'9" (1.89 x 3.88)

UPVC double glazed window to the side elevation.





Features fitted robe storage with sliding doors. Under eaves storage. Wood effect laminate flooring. Radiator. Pendant light fitting.

Family Bathroom

8'3" x 7'11" (2.51 x 2.41)
UPVC double glazed window to the rear elevation. Features a three piece suite in white comprising of a low flush W.C, wash hand basin set with a modern vanity unit and walk in shower with mixer shower. Towel ladder radiator. Cupboard storage. Inset spotlights to ceiling. Part tiled elevations. Vinyl flooring.

Garage

8'3" x 19'10" (2.52 x 6.04)
With up and over style door, two side window doors, power and light.

Exterior

The front of the property has been designed with low maintenance in mind, featuring gravelled and well-stocked planted beds together with a driveway providing off-road parking for two vehicles. Gated side access leads through to the detached single garage. To the rear, the fully enclosed garden is surrounded by perimeter fencing and is predominantly laid to lawn, complemented by a paved patio area ideal for outdoor entertaining and attractive planted borders containing a variety of mature plants, shrubs and bushes.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

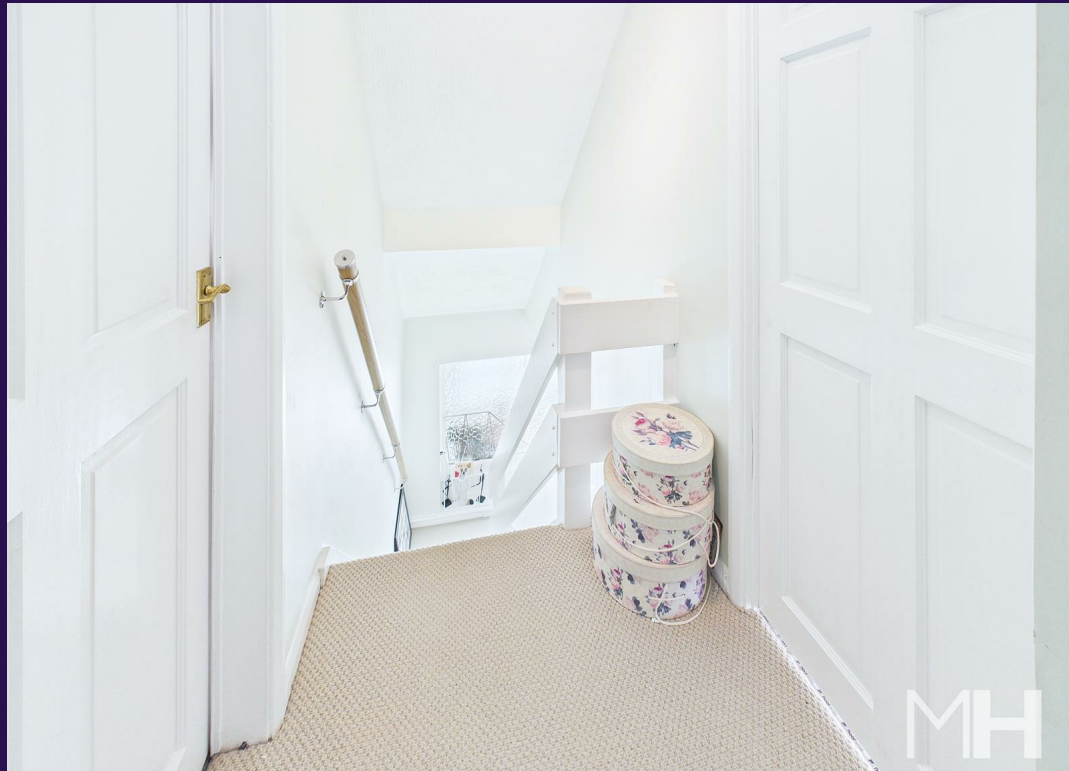
WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?
If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.







Additional Information

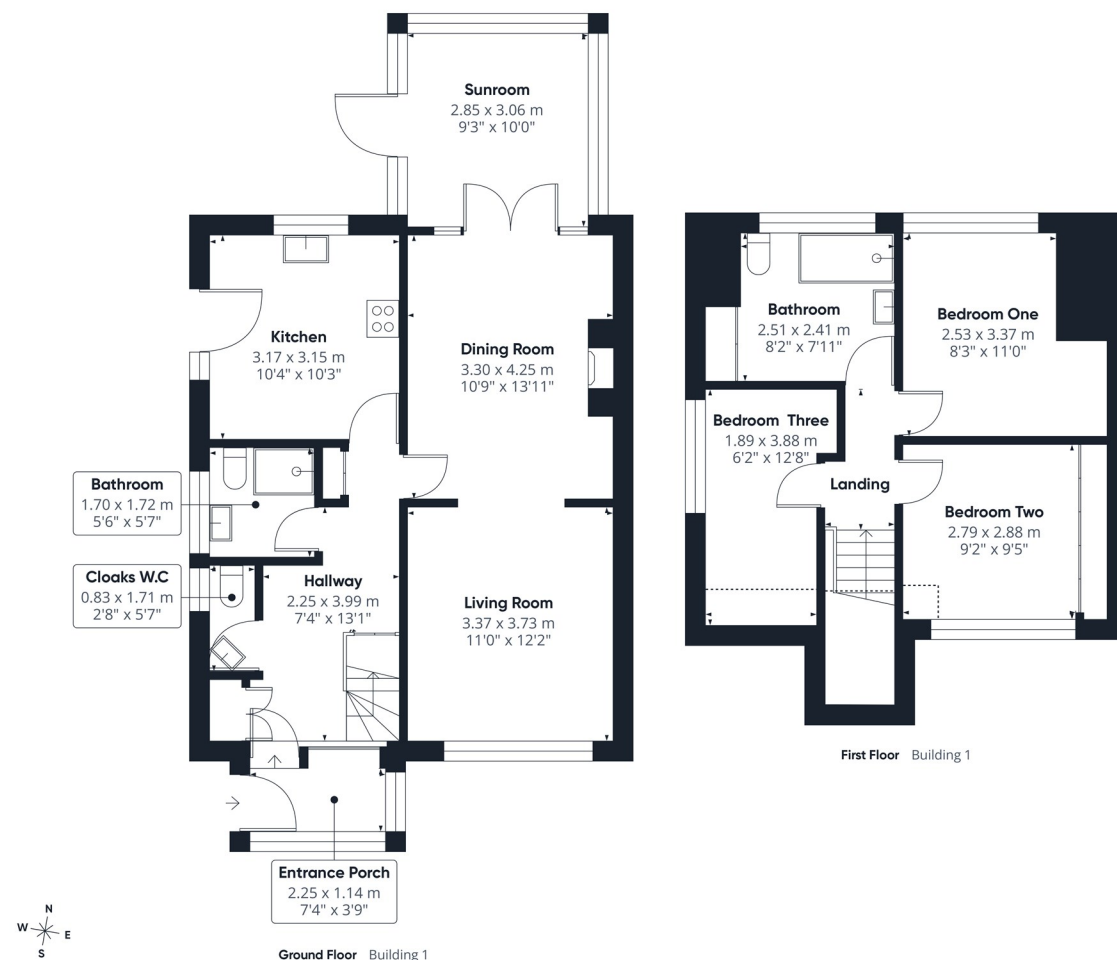
Local Authority – South Ribble Council

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold





Approximate total area^m

95.8 m²
1074 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC