

126 Liverpool Old Road Much Hoole Preston Lancashire PR4 4QB



Charming Victorian cottage requiring cosmetic improvements offered for sale with NO CHAIN DELAY. Located within this popular village this traditional home has two double bedrooms, a useful outbuilding and a generous fully enclosed rear garden. The living accommodation is arranged over ground and first floors briefly comprising: lounge, dining kitchen, two double bedrooms and bathroom. Outside double width driveway to the front elevation, rear patio, useful outbuilding and an enclosed garden area. The property benefits from double-glazing and is warmed via a gas fired central heating system. Early viewing is highly advised.

£159,950

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OPEN 7 DAYS A WEEK

Lounge

15' 1" x 12' 1" (4.60m x 3.68m) External front door, dual elevations windows, gas fire within a wooden surround, radiator and built in alcove cupboard. Door to stairs to access the first floor.

Kitchen/Diner

12' 2" x 10' 4" (3.71m x 3.15m)

Range of fitted base units, inset sink/drainer, radiator, space for appliances, understairs store housing the central heating boiler, external rear door and rear window.

Landing

Rear window and access to the private spaces.

Bedroom One

10' 0" x 14' 4" (3.05m x 4.37m) Front window, radiator and built in wardrobe frame.

Bedroom Two

9' 9" x 8' 9" (2.97m x 2.67m) Rear window and radiator.

Bathroom

Three piece suite in white comprising: panelled bath with shower over, pedestal wash hand basin and low level W.C. Frosted front window, radiator, tiled to complement and built in storage.

Outbuilding

13' 3" x 5' 6" (4.04m x 1.68m) Useful outbuilding split into two spaces with window.

Gardens

To the front an imprinted concrete double width driveway and gated access to the rear. At the rear paved patio area and a fully enclosed garden area laid to lawn.









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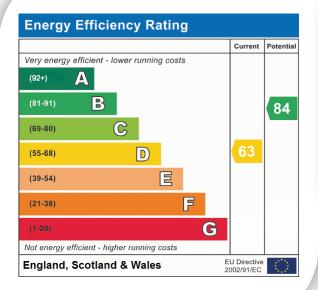
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1ST FLOOR 330 sq.ft. (30.6 sq.m.) approx.





Whilst every attempt of stors, windows, w pmission or mis-sta prespective purchase to ensure the accuracy of the flooplan contained here, measurements ther items are approximate and no responsibility is taken for any error, in is for illustrative purposes could and chauda the used as such by any response and appliances shown have not been tested and no guarante we operability or efficiency can be alvee.

GROUND FLOOR 404 sq.ft. (37.6 sq.m.) approx.







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