

25 Green Hey
Much Hoole
Preston
Lancashire
PR4 4QH



Semi-detached dormer style property offered for sale with NO CHAIN DELAY. Located in the village of Much Hoole within easy reach to the amenities, schools and transport links this deceptively spacious property requires some cosmetic improvements however offers great potential. The living accommodation is arranged over ground and first floors briefly comprising: entrance porch, hallway, dining room or ground floor bedroom, rear lounge, conservatory, fitted kitchen, bathroom, separate w.c and two bedrooms to the first floors. Outside driveway with carport, detached garage with garden store to the rear, low maintenance front garden and a rear garden. This property is warmed by a gas fired central heating system and benefits from double-glazing throughout.

£169,950

OPEN 7 DAYS A WEEK

Entrance Porch

Double-glazed units and external side door. Inner door into:

Hallway

Stairs to the first floor and front window.

W.C.

Frosted side window and low level W.C.

Dining/Bedroom

Front window and radiator.

Inner Hallway

Open plan into:

Rear Lounge

10' 9" x 16' 1" (3.28m x 4.90m)

Spacious main reception room having an electric fire, radiator, alcove storage and radiator. Sliding patio doors into:

Conservatory

9' 5" x 9' 5" (2.87m x 2.87m)

Double-glazed units and sliding patio doors out onto the rear garden.

Bathroom

Two piece suite comprising panelled bath with shower over and vanity units with wash hand basin. Frosted side window, radiator and tiled to complement.

Kitchen

10' 3" x 10' 2" (3.12m x 3.10m)

Fitted with a range of units and work surfaces to complement, inset sink/drainage, gas hob with extractor over, wall mounted boiler, breakfast bar, radiator, space for appliances, tiled floor, rear window and external side door.

Landing

Access to bedrooms.

Bedroom One

10' 9" x 15' 2" (3.28m x 4.62m)

Front window, radiator and fitted wardrobes to one wall.

Bedroom Two

10' 3" x 15' 2" (3.12m x 4.62m)

Side window, airing cupboard, radiator and built in storage.

Garage & Garden Store

Detached single garage having side windows, front doors and attached to the rear is a useful garden store with sliding patio doors for access.

Gardens

To the front driveway leads through gates to a carport, low maintenance front garden with fencing to the boundaries. The rear garden faces south east having a lawn, paved patio, raised planters and fencing to the boundaries.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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