

**Northern Avenue,
Much Hoole**


SMART MOVE



Asking Price **£210,000**



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Smart Move are delighted to present For Sale this modern three bedroom semi detached house, enjoying a semi rural location in Much Hoole village, just over the road from the park. Ideally suited to first time buyers, this well presented home boasts; a recently decorated interior, kitchen with integrated washer dryer, dishwasher, fridge freezer and electric hob with extractor over, bi-folds, feature LED lighting inset into the staircase, fully tiled en suite and bathroom and a south facing rear garden. Internal inspections are highly recommended for this home as there are few homes such as this available locally.

The internal layout of the property in brief includes: entrance hall, ground floor WC, lounge with stairs leading to the first floor and double doors to the kitchen diner, which has bi-folds opening out to the rear garden, landing with loft access via a pull-down loft ladder, bedroom one has a three piece en suite shower room off, bedroom two has fitted wardrobes, bedroom three and the three piece family bathroom completes the accommodation. Off road parking is to the front of the property, on the double width block paved driveway, off which is gated access to a path leading down the side of the property. The main garden is located to the rear and enjoys a sunny southerly direction with a paved patio area, mature lawn, timber garden shed with light and power and a fenced perimeter.

About the Local Area: Much Hoole is located to the south west of Preston, in the district of South Ribble, in the county of Lancashire. The village remains a commuter village with a regular bus service into Longton and Preston. Longer distance commuting to Manchester, Merseyside and Lancaster is afforded by the proximity of the M6, M61 and M65 motorways.





*** Modern Three Bedroom Semi Detached House**

*** Lounge & Separate Kitchen Diner**

*** En Suite Shower Room to Bedroom One**

*** South Facing Enclosed Rear Garden**

*** UPVC DG, GCH (Combi Boiler) & Loft Part Boarded**

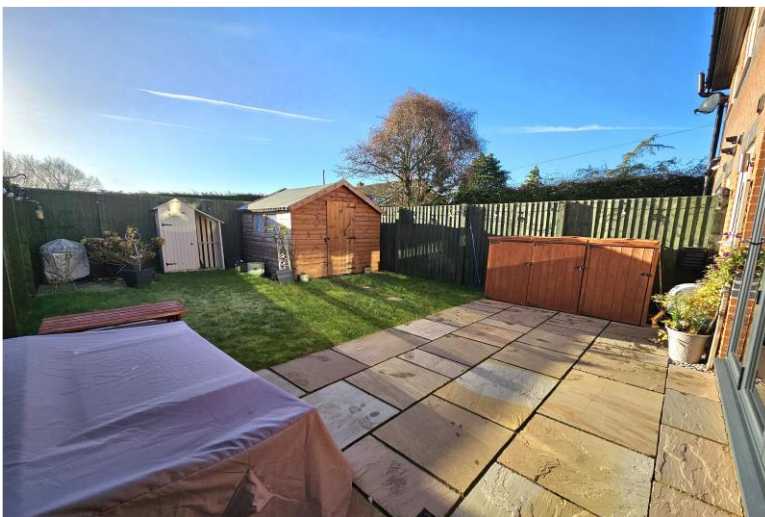
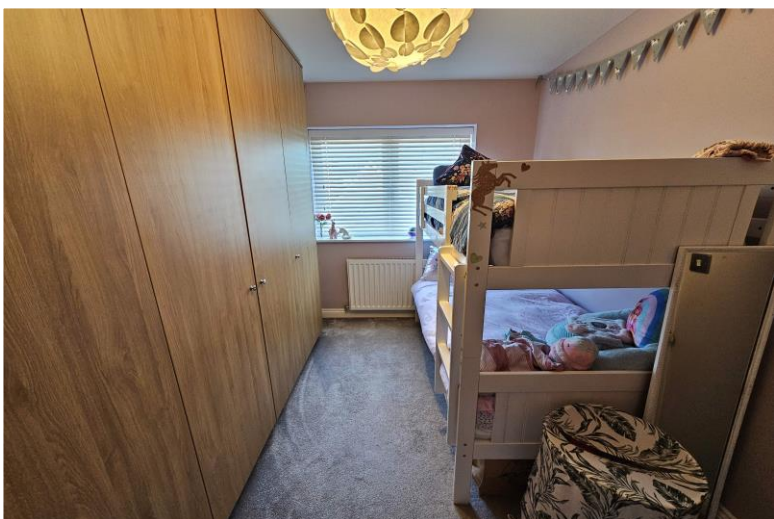
*** Semi Rural Village Location**

*** Ground Floor WC & First Floor Bathroom**

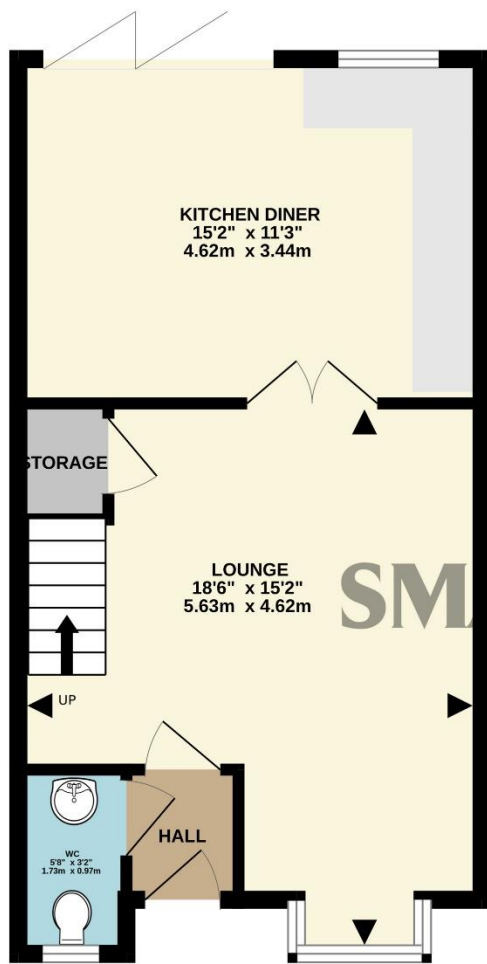
*** Bedroom Two with Fitted Wardrobes**

*** Double Width Block Paved Driveway**

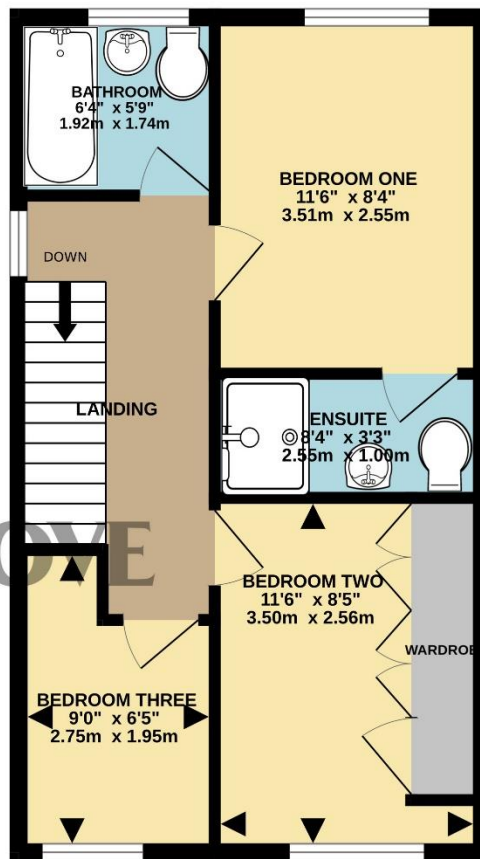
*** Freehold, Council Tax Band C & EPC Rating B**



GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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Score	Energy rating	Current	Potential
92+	A		118 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.