



## Maria B Evans Estate Agents Limited

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**227 Liverpool Old Road, Much Hoole PR4 4RJ**

**Offers in the region of £245,000**



- Delightful, two-bedroom character cottage
- Good-sized rear garden laid to patio and lawn
- Cosy yet spacious reception room with multifuel burner
- Well-appointed dining-kitchen to the rear
- Master bedroom with cast-iron open fire feature
- Second bedroom with fitted wardrobes
- Three-piece, traditional-style family bathroom to the rear
- Detached home office
- Traditional, solid wood doors throughout
- Warmed by gas central heating radiators throughout
- Enjoying a great position with easy access to local amenities
- Parking for one vehicle to the front of the property

Welcome to this quaint and beautifully presented cottage offering a characterful feel that caters perfectly to a modern lifestyle. From the attractive stone-flagged courtyard and cosy reception with multi-fuel burner to the spacious dining kitchen, every space provides a warm and welcoming feel. Upstairs, two bedrooms are served by a three-piece bathroom, whilst the private rear garden provides a peaceful retreat and includes a working from home pod with Upvc windows. With excellent, village central amenities close by and parking to the front of the property, this property offers a wonderful place to call home.

### **Home sweet home...**

Approached via a charming white picket fence, No. 227 immediately sets the tone with its stone-flagged courtyard garden, creating a delightful first impression. The front door opens into a welcoming entrance porch, featuring a front-facing window, a wall light and decoratively tiled flooring. From here, a latched oak door leads through to the cosy reception room.



### **Cosy inside...**

Warm and inviting, the reception room is finished with oak flooring and benefits from a front-facing window, pendant lighting and a television point. The focal point of the room is the multi-fuel burner, beautifully framed by an exposed brick surround, stone hearth and oak mantel beam, creating a wonderfully homely atmosphere.



To the rear, the property opens into a spacious dining kitchen, offering ample room for both dining and relaxed entertaining. Stone flooring continues throughout, whilst this cottage-style kitchen is fitted with cream base units complemented by sage green wall cabinets, solid wood worktops and a classic white tiled splashback. Thoughtfully

appointed, it includes a Rangemaster cooker with hob, a Belfast porcelain sink with lever-style mixer tap, integrated dishwasher, plumbing for an automatic washing machine and enjoys views over the garden through both a rear window and French doors.



### **And so, to bed...**

A spindle staircase rises to the first floor, with useful storage neatly tucked beneath. The loft can be accessed from the landing area which is fully boarded, insulated and accessed via a hatch with integrated ladder.



The principal bedroom provides a peaceful retreat, generously proportioned and filled with natural light from two front-facing windows. Character features include a cast-iron fireplace, column radiator, fitted wardrobes and shelving, while a charming stained-glass feature window adds further personality and overlooks the landing.



The second bedroom, currently utilised as a nursery, is a delightful room with fitted wardrobes spanning one wall and a rear-facing window.



Serving both bedrooms is a contemporary, traditional-style family bathroom. Decoratively tiled flooring and elegant wall panelling to dado height create a tasteful backdrop for the three-piece suite, which comprises a freestanding clawfoot bath with telephone-style hand shower and rainfall shower above, a vanity wash hand basin, close-coupled w.c. and graphite grey heated towel rail.



### **Tangled in green...**

Outside, the charming rear garden provides a private and tranquil setting. A paved patio area offers the perfect space for outdoor dining with an outdoor tap, while steps lead up to a slightly elevated lawn. Here, a timber outbuilding presents the perfect 'working from home' spot, fully insulated with uPVC windows. Mature shrubs, established planting and high timber fencing frame the garden, creating a wonderfully secluded and verdant retreat.





### **Round and about...**

Ideally positioned within Much Hoole, No. 227 enjoys the perfect balance of both everyday convenience and rural charm. The village centre offers a range of local amenities that cater to day-to-day essentials as well as a plethora of restaurants and eateries. Highly regarded schools are also close by, such as Hoole St Michael's, which is located just across the road. For a wider range of shopping facilities, supermarkets including Tesco, Booths, Aldi and Morrisons are all within a short drive. The area also benefits from excellent transport links providing easy access to Preston city centre, Leyland and the wider motorway network, making it an ideal location for commuters and families alike.

**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Freehold**

**The Local Authority is South Ribble Borough Council**

**The EPC rating is C**

**The Council Tax Band is B**

**The property is served by mains drainage**

**Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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