



16 Moss House Lane, Much Hoole
Preston

£285,000



16 Moss House Lane

Much Hoole, Preston

Charming 4-bed home with open-plan kitchen & dining, utility, living room with fireplace, French doors, south-facing garden & peaceful field views, perfect family lifestyle.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- South-facing garden with open field views
- Semi rural location
- Two bathrooms
- French doors to garden from kitchen & living room
- Open-plan kitchen & dining space
- Off-Road parking with space for 2 vehicles
- Up-Front Searches Provided for a Streamlined Purchase

Entrance Hallway

Understairs Storage.

Living Room

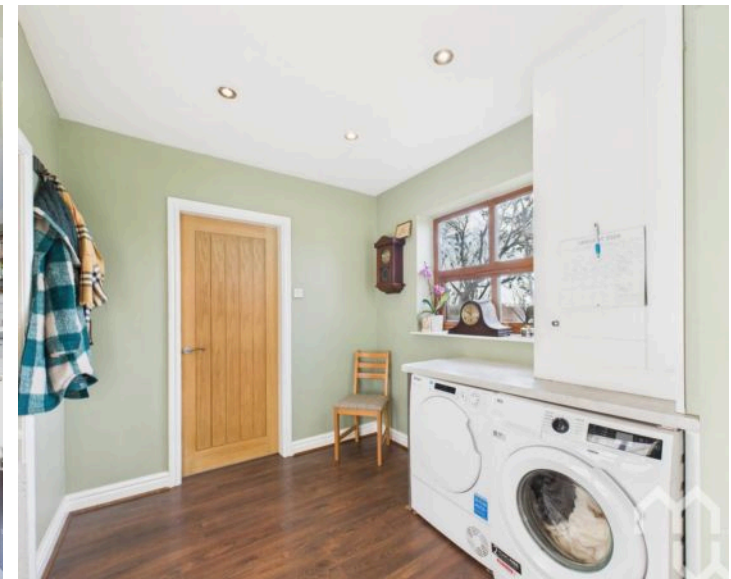
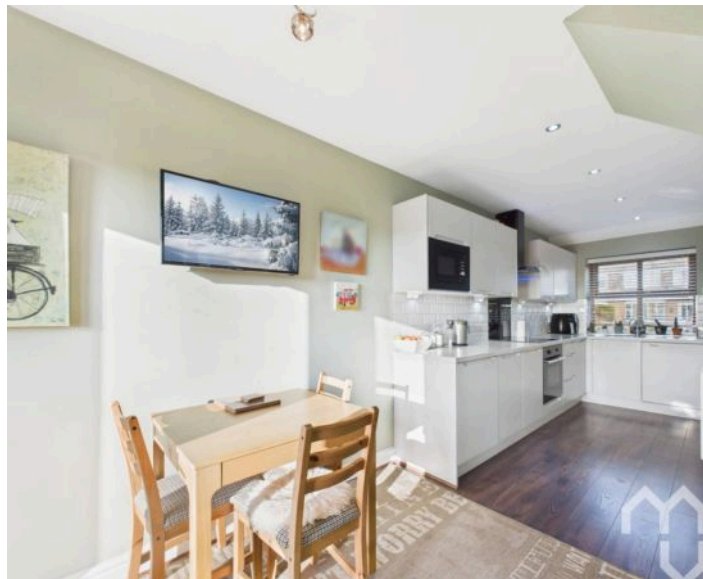
Open fire place. Window to front. French doors to rear.

Kitchen/Dining Area

Good range of eye and low level units. Space for Dining area. Integrated appliances include dishwasher, electric oven, induction hob. Laminate flooring. Window to front. French doors to rear.

Utility Room

Plumbed for washing machine. Window to rear.





First Floor Landing

Bedroom One

Window to Front.

Bedroom Two

Window to front.

Bedroom Two with en-suite

Pedestal wash hand basin. Window to rear. Shower cubicle (mains). Fully tiled walls. Tiled floor. WC.

Bedroom Three

Window to front.

Bedroom Four

Window to rear.

Family Bathroom

Three piece suite. Panelled bath. Mains shower over. Pedestal wash hand basin. W.C. Fully tiled walls, tiled floor. Window to rear.

GARDEN

Front garden.

GARDEN

South-facing garden with open view of fields.

GARDEN

South-facing garden, field views.

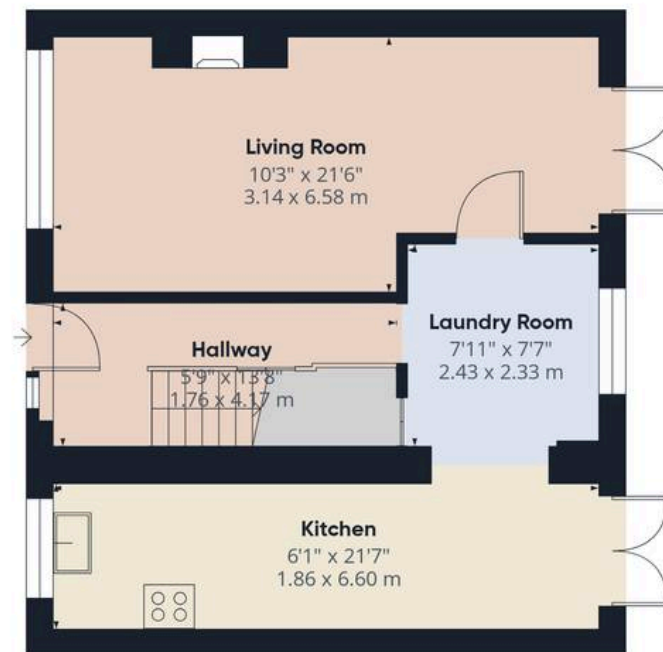
DRIVEWAY

2 Parking Spaces

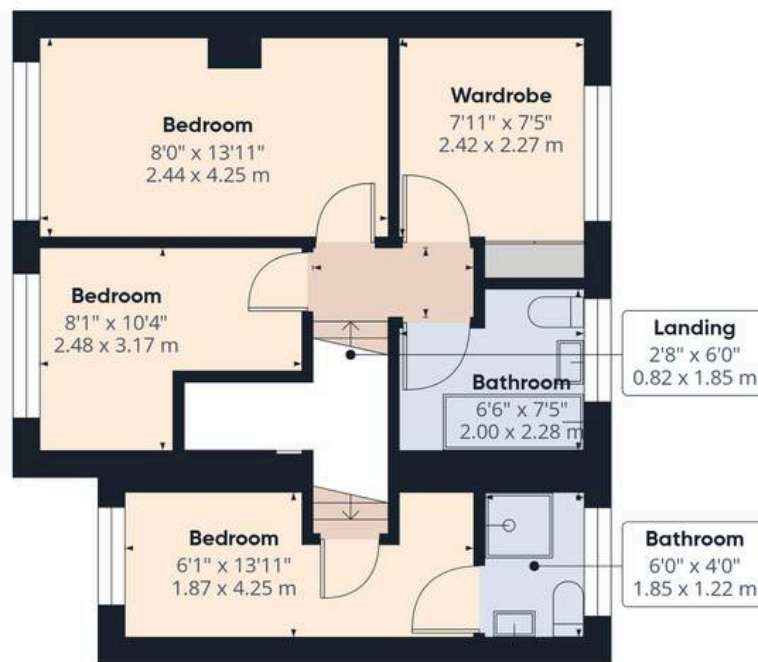
Dedicated off street parking at the front of the property.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

885 ft²

82.3 m²

(1) Excluding balconies and terraces

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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