



Long Meadow, Little Hoole

Little Hoole

£250,000



An absolute delight to the eye, this two bedroom detached property is beautifully presented both inside and out and benefits from a cul de sac location and a loft room. Close to primary transport routes and in a popular village this property has much to offer. To the front the driveway leads past the front garden to the car port with Indian stone and the main entrance. Step into the hallway and from there into the lovely living room, with inset gas fire, which overlooks the garden, which is beautifully planted with raised beds, mixed hedging and having a wisteria draped arch as the entrance. To the rear, the heart of the house comprises a dining room and kitchen with a range of wall and base units, electric oven and grill, gas hob with extractor over and space, power and plumbing for additional appliances. Leading off is the sun room with tiled flooring overlooking the rear garden. Completing the ground floor the main bathroom comprises mixer shower in cubicle, wc, wash hand basin on vanity and ladder heated towel rail. Step outside onto the south west facing sun terrace in this private and beautifully landscaped garden planted with a range of cottage garden favourites and exotics such as saw palm and sambucus. An insulated shed gives additional storage and there is gated access to Liverpool Old Road. Back inside, stairs lead to the first floor landing with bedroom one having a staircase up to the loft room which would make an excellent office and is currently used as a studio. Bedroom two is a second double to the rear and the first floor bathroom comprises wc and wash hand basin. This property offers over 1100 square feet of accommodation and is such a joy to be in.

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Council Tax band: C

Tenure: Freehold

- Two double bedrooms
- Loft room studio
- Beautifully presented
- Over 1100 square feet
- Stunning gardens
- Cul de sac location



**Eccleston Branch**

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**Coppull Branch**

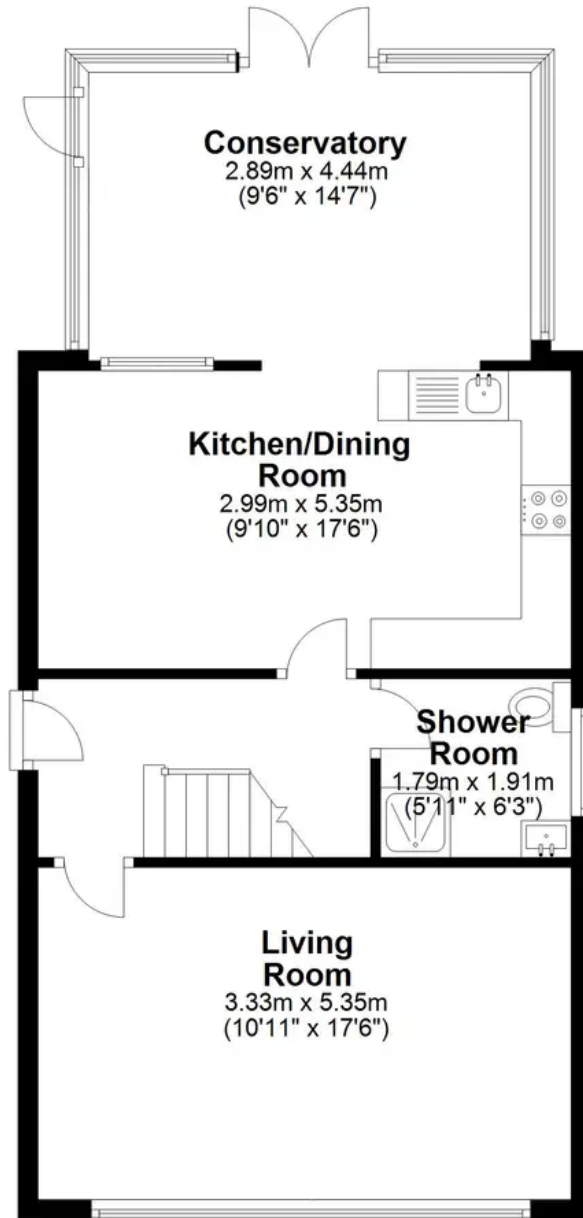
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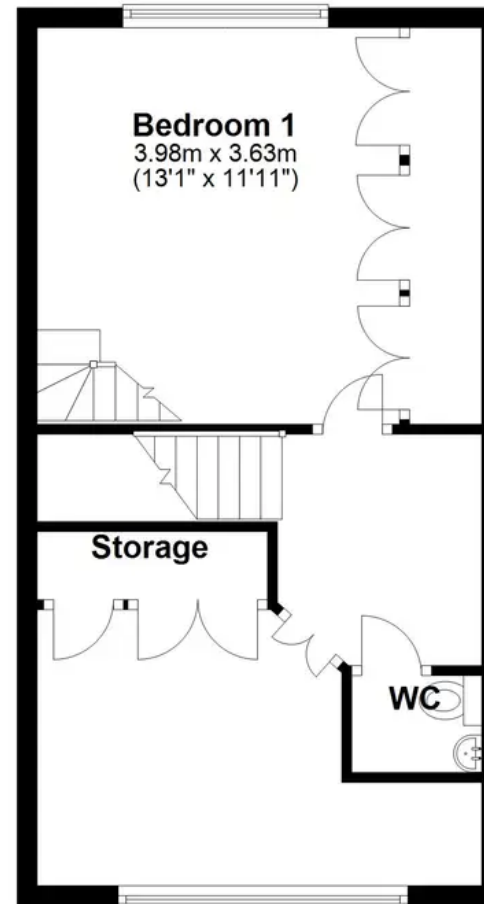
## Ground Floor

Approx. 57.7 sq. metres (621.1 sq. feet)



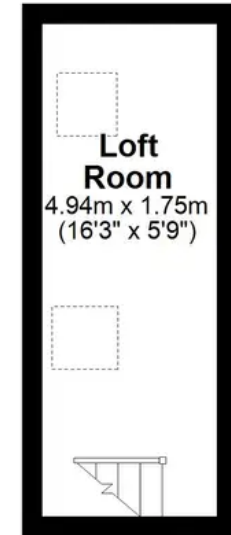
## First Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



## Second Floor

Approx. 8.7 sq. metres (93.1 sq. feet)



Total area: approx. 104.7 sq. metres (1126.9 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE  
Plan produced using PlanUp.