



1 Hornbeam Close, Wesham, Preston,
PR4 3ES

£220,000

***** NEW BUILD BENEFITS with ADDED QUALITY
FIXTURES, FITTINGS and EXTRAS *****

This **STUNNING** semi-detached house commands all the benefits you'd expect with a 'new build' style home, **PLUS** the outstanding quality of the fixtures and fittings that have now been incorporated.

With **THREE DOUBLE** bedrooms, a **MODERN** family bathroom **PLUS** en-suite to the master bedroom. A **LARGE** lounge at **OVER 17ft x 10ft** and an **SUPER STYLISH** fitted breakfast kitchen with an impressive range of integrated appliances and storage.

Externally there is an **OFF-STREET** parking space with and **EV** point and rear gardens with a good level of privacy. Viewing an absolute must to fully appreciate this beautiful home!

- Three well proportioned bedrooms
- MODERN bathroom plus LARGE en-suite
- ADDITIONAL WC
- LARGE lounge (over 17ft)

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1948.



McDonald

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- **Off street PARKING**
- **EV point**
- **UPVC double glazing**
- **Gas central heating**

Hall: Double glazed composite front door, Luxury vinyl tiles, Feature radiator, Staircase, Understairs storage.

Ground Floor WC: Low flush WC, Wash basin, Luxury vinyl tiles, Half tiled walls, Extractor fan, Heated towel rail/radiator.

Lounge: 17'11" x 10'0" (5.46 m x 3.05 m) Luxury vinyl tiles, Two UPVC double glazed windows, Radiator.

Dining Kitchen: 17'6" x 8'11" (5.33 m x 2.72 m) Stunning range of contemporary fitted wall and base cupboard units to include a wine cooler, Fridge freezer, Dishwasher, Double oven, Grill, Hob with extractor over, Granite worktops with matching splash back, One and a half bowl undermounted stainless steel sink, Luxury vinyl tiles, UPVC double glazed windows and patio doors, Feature radiator.

First Floor:

Landing:

Bedroom 1: 12'0" x 10'3" (3.66 m x 3.12 m) Fitted wardrobes and bedside units, UPVC double glazed window, Radiator

En-suite: Huge walk in shower cubicle with glass screen, Vanity wash basin, Low flush integral WC, Tiled walls, Extractor fan, Luxury vinyl tiles, Extractor fan, Heated towel rail/radiator.

Bedroom 2: 11'10" x 9'0" (3.61 m x 2.74 m) Built in wardrobe, UPVC double glazed window, Radiator.

Bedroom 3: 9'1" x 7'11" (2.77 m x 2.41 m) Stylish fitted wardrobes, UPVC double glazed window, Radiator.

Bathroom: Comprising; Panelled bath with shower attachment, Vanity wash basin and integral low flush WC, Tiled walls, Extractor fan, UPVC double glazed window, Heated towel rail/radiator.



Outside:

Front Garden: Forecourt garden with established plants and shrubs.

Rear Garden: Stone paved patio, Artificial lawn, Timber shed.

Parking: Off street parking with fitted EV point.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is leasehold with a current payment of £250. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - C £2077.37 (2025/26).

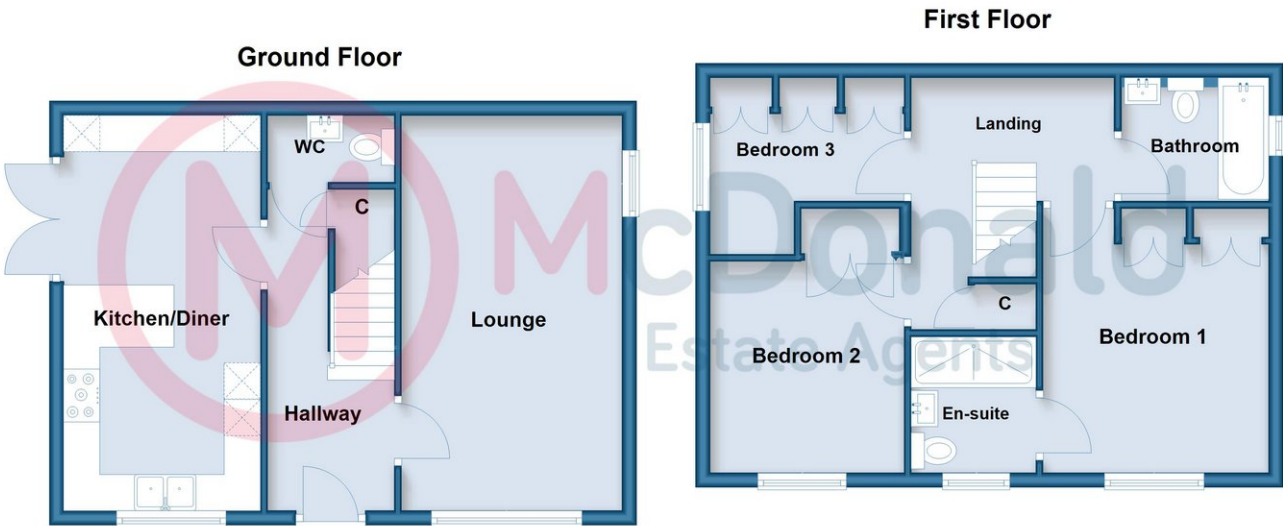


Directions: From the Preston Northern Bypass take the A585 Fleetwood Road heading towards Wesham at the next roundabout bear left onto Fleetwood Road (B5192) continue to the next roundabout and take the first exit onto Station Road, at the next roundabout take the first exit onto Derby Road, at the next roundabout take the first exit onto Wesham Park Drive and finally first left onto Hornbeam Close.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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Hornbeam Close

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