



94 Station Road, Hesketh Bank

Preston

£450,000



94 Station Road

Hesketh Bank, Preston

Nearing completion of works; this wonderful and welcoming family home is built by family builders, part of a development of two executive detached four-bedroom, bespoke properties, offering plenty of space for a growing family to enjoy with both shared space and plenty of room for privacy.

Tenure: Freehold

- Bespoke New Build
- Detached
- Four Bedroom
- Master with En-suite
- Kitchen Dining Living
- Utility Room
- Downstairs WC
- Bi-Folds
- Ground Floor Under Floor Heating

Entrance

Cloak cupboard with underfloor heating unit and facilities.
Herringbone style flooring.

Lounge

Window to front, Bi-fold doors to rear. *photo virtually staged

Kitchen, Dining, Living

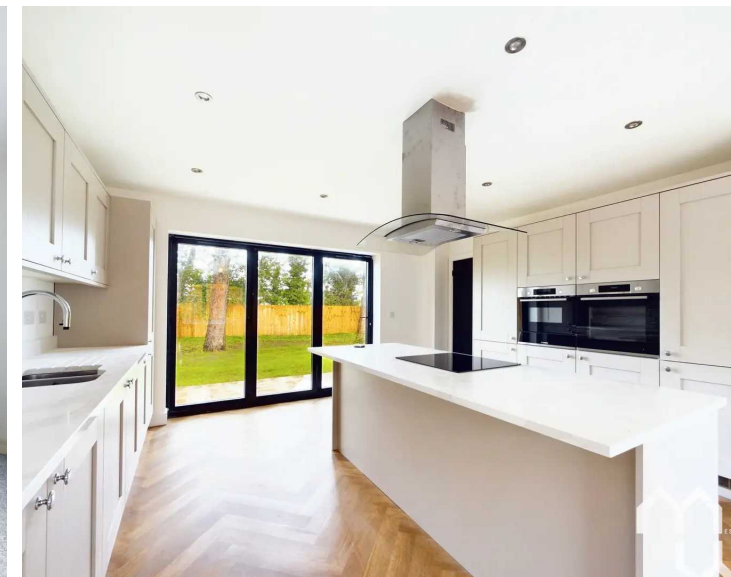
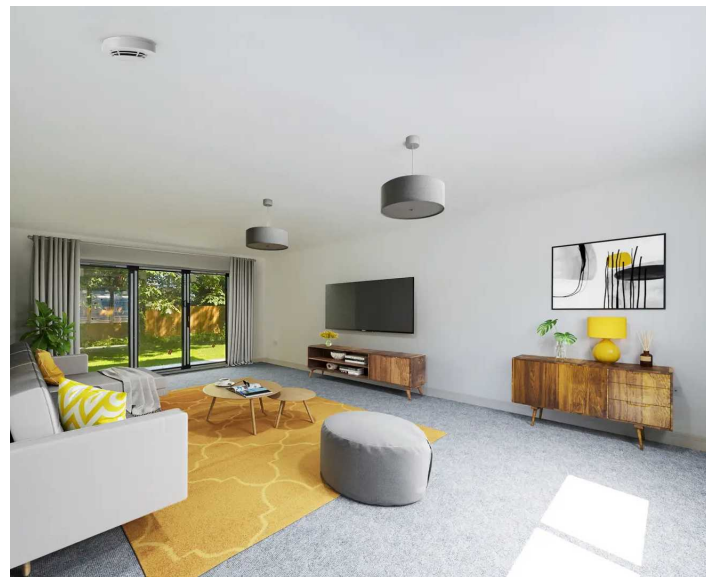
Excellent range of eye and low-level units, quartz worktops, inset stainless steel sink, Quooker tap, island with breakfast bar, induction hob, and ceiling hood (Prima), integrated double oven, fridge/freezer, and dishwasher all appliances Bosch. Natural oak Herringbone floor. Open plan for dining area and or living area. Window to front, Bi-fold doors to rear. *Please note this is a CGI from an external source.

Utility Room

Good range of units, plumbed for washing machine and tumble dryer. Natural oak Herringbone floor. Door to rear.

Downstairs WC

Low level WC, vanity wash hand basin, Natural oak Herringbone floor.





First Floor Landing

Oak staircase, double storage cupboard on landing.

Bathroom

Four-piece suite comprising of a panelled bath, separate shower cubicle, low level WC and vanity wash hand basin. Window to rear. Fully tiled walls and floor.

Master Bedroom

Window to side and rear. *photo virtually staged

En-suite

Three-piece suite comprising of; low-level WC, shower cubicle, vanity hand wash basin, fully tiled walls and floor. Window to front.

Bedroom Two

Window to front.

Bedroom Three

Window to rear and side.

Bedroom Four

Window to rear.

FRONT GARDEN

Lawn to front and triple driveway.

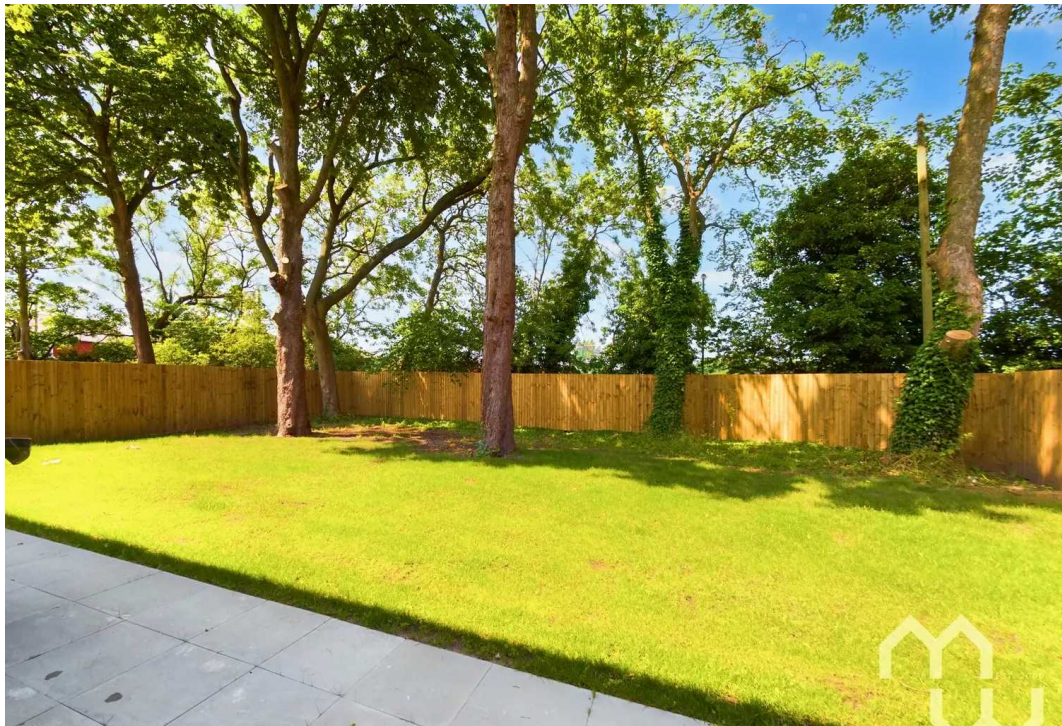
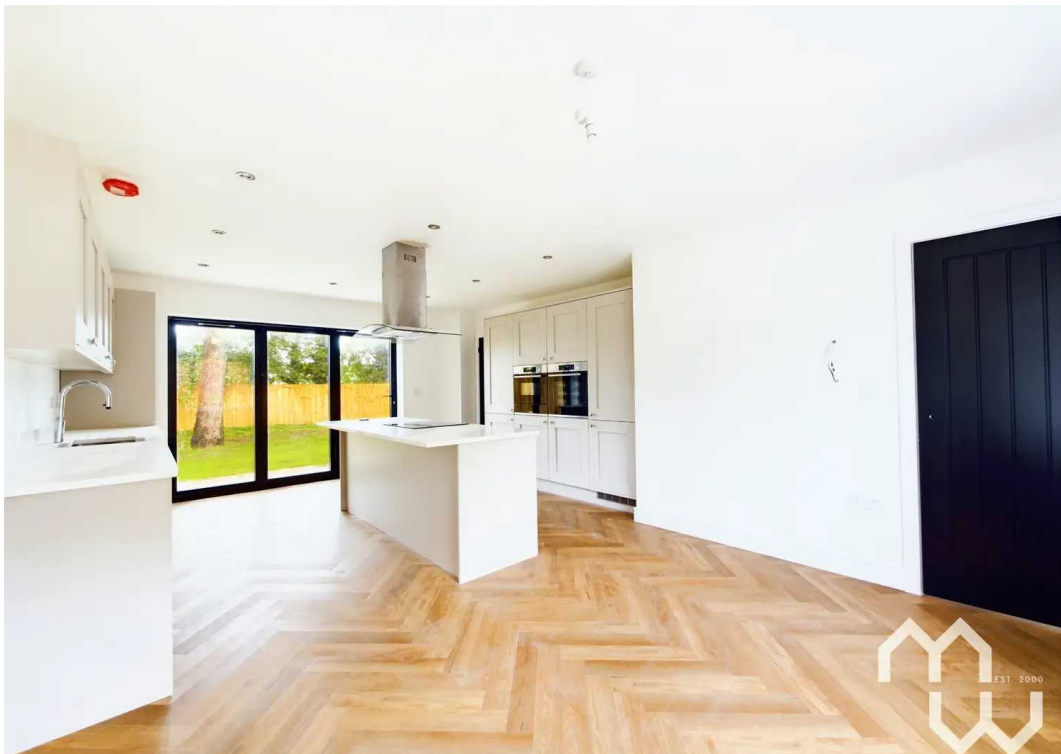
REAR GARDEN

Lawn to side and rear.

ON DRIVE

3 Parking Spaces

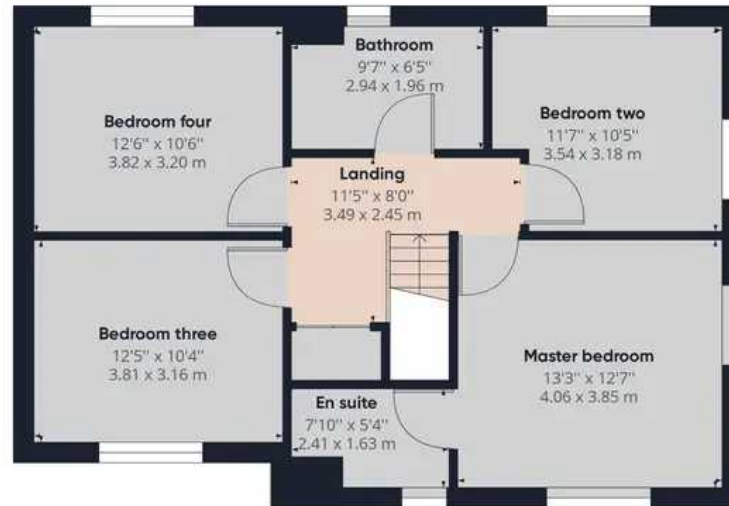








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1516.28 ft²


140.87 m²

Reduced headroom

22.40 ft²

2.08 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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