



**25 Granville Avenue, Hesketh Bank**  
Preston

Guide Price **£750,000**





## 25 Granville Avenue

Hesketh Bank, Preston

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Prime Location on Private Road
- Elegant Interior Over Three Floors
- Multiple Reception Rooms for Flexible Living
- Stylish Open plan Kitchen Living Area
- No Chain – Move in with Ease
- Electric Gated Entrance to Triple Garage

**Entrance Hall**

Porcelain flooring with underfloor heating. Oak staircase.

**Open plan Kitchen**

Solid Oak flooring. French doors to garden.

**Larder****Lounge**

Stone fireplace, impressive round log burner. Window to front. Solid oak flooring.

**Rear Lounge**

Double doors open to kitchen. Window to side and rear. Solid oak flooring.

**Dining Room**

Window to front. Window seat. Solid oak flooring.







### **Master suite with dressing room**

Featuring sitting area and custom designed dressing room. En-suite with porcelain flooring, underfloor heating.

### **Bedroom**

Window to rear.

### **Family Bathroom**

Porcelain flooring with underfloor heating. Window to side.

### **Bedroom**

Window to front.

### **En-suite Bathroom**

Window to side.

### **Bedroom**

window to front.

### **Third Floor Bedroom**

Window to side. Access to loft space.

### **Third Floor Bedroom**

Window to side.

### **Utility Room**



## GARDEN

## DRIVEWAY

3 Parking Spaces

## DOUBLE GARAGE

3 Parking Spaces

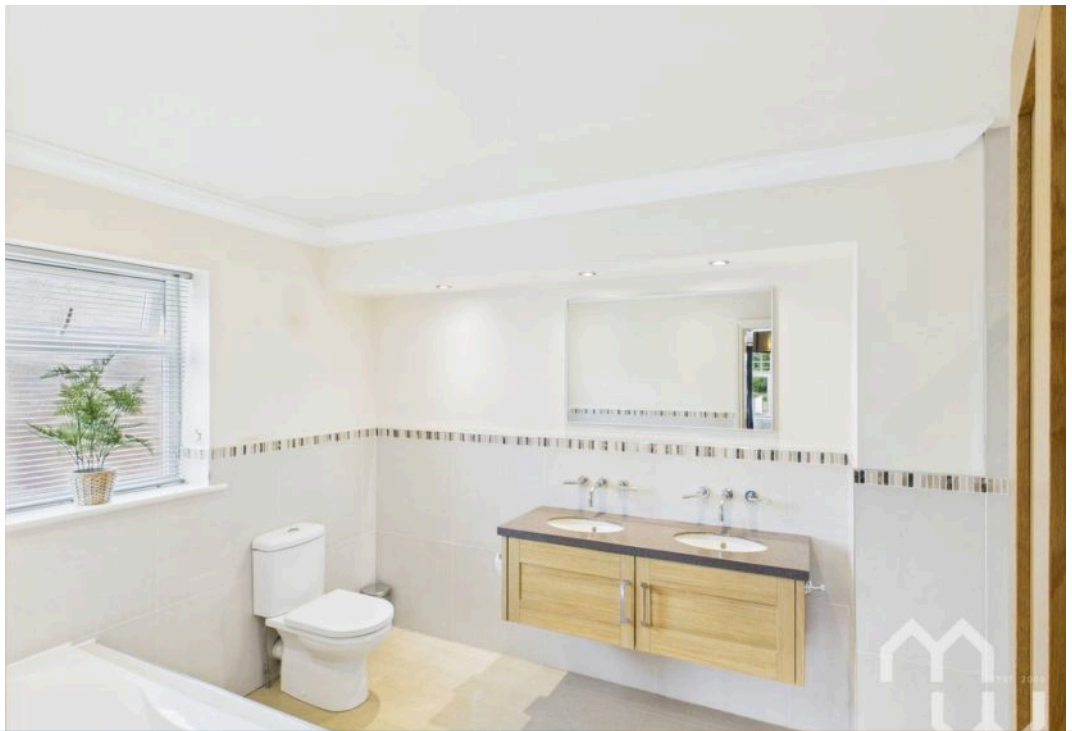
Electric gates

## DRIVEWAY

3 Parking Spaces





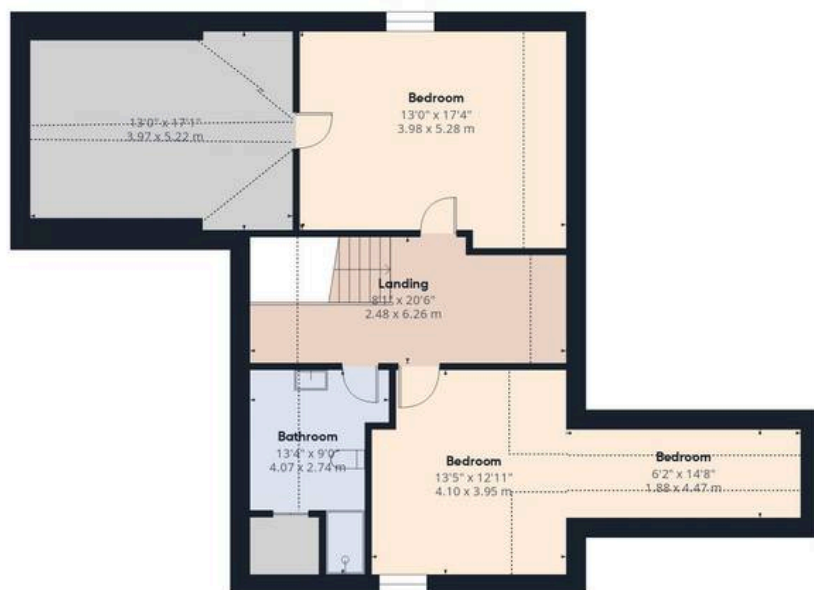




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

4169 ft<sup>2</sup>

387.4 m<sup>2</sup>

Reduced headroom

339 ft<sup>2</sup>

31.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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