



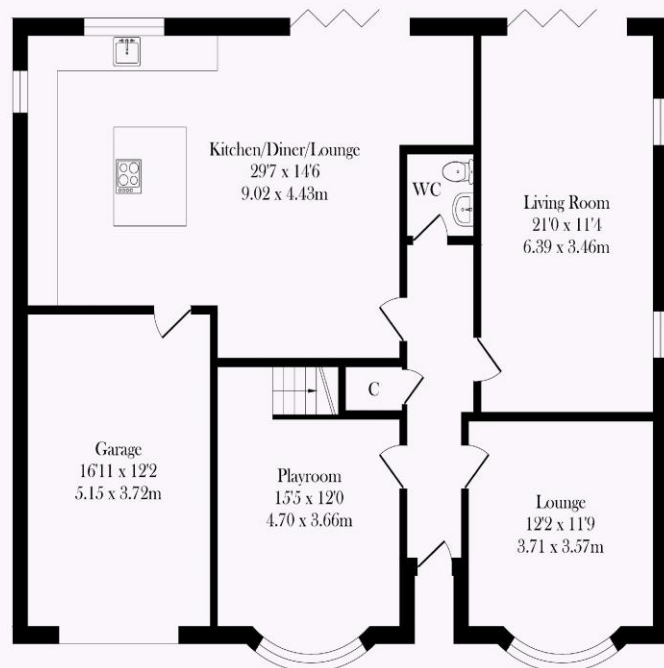
# TRACY PHILLIPS

## Estates

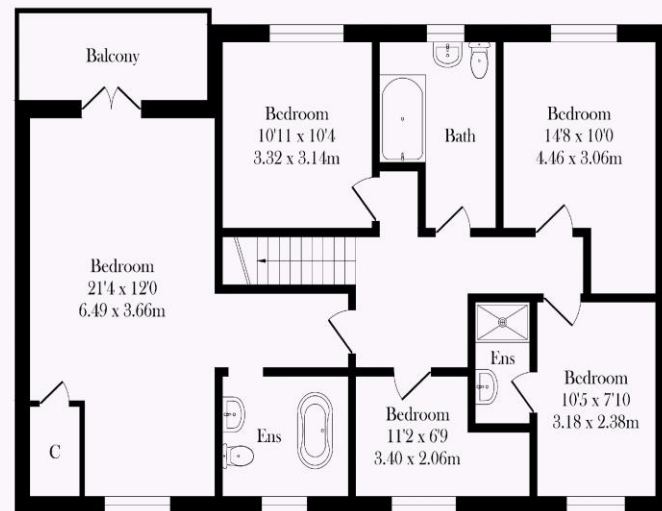


# TRACY PHILLIPS

## Estates



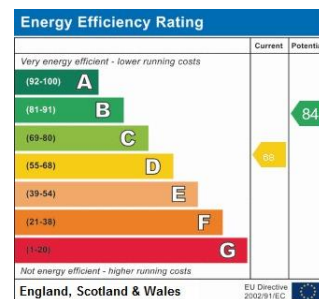
Ground Floor  
Approx. Floor  
Area 127.3 Sq.M  
(1370 Sq.Ft.)



First Floor  
Approx. Floor  
Area 92.9 Sq.M  
(1000 Sq.Ft.)

Total Approx. Floor Area 220.2 Sq.M. (2370 Sq.Ft.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



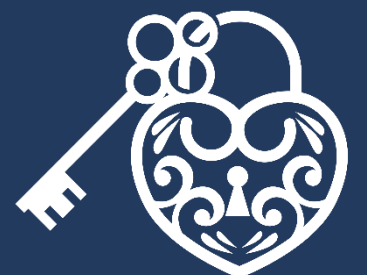
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £550,000

Wood Lane, Heskin



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Situated along this pretty semi rural lane, yet within short travelling distance to many local facilities including schools, pubs, shops and excellent motorway access, this spacious detached home is a credit to the owners. The property rests on an excellent plot, with lots of parking and open fields to the side and a small holding to the rear. The extensive plot is more than big enough to accommodate an outdoor loving family, enjoying not only full sunlight to the rear and without being overlooked.

The property itself is in immaculate condition with plenty of space to accommodate a family and extending to approximately 2370 sq ft of accommodation. Arranged over two floors the home has been improved and extended by the current owners to include a fantastic light filled open plan family dining kitchen, which is not only superbly appointed but the real heart of the home. The accommodation briefly comprises of a lovely entrance hallway leading to the ground floor accommodation which includes three reception rooms and the kitchen. The first reception room is currently being utilised as a playroom and enjoys built in window seats, with storage below and the staircase to the first floor. The second reception is an ideal cosy lounge or as the current owners are using as a work room or study. This room features inset lighting, travertine tiling and a pretty bay. The main lounge is situated at the rear of the home with Bi fold doors leading to the rear garden and patio and a superb addition of a pitched roof including two Velux roof lights, filling the room with light. There is a handy ground floor cloakroom leading from the hallway, ideal for a family and the 'pièce de resistance' is a cool open plan family dining kitchen fitted with a stylish contemporary kitchen. This room has also been completed to flood with natural light and benefits from not only Bi Fold doors leading to the garden, but Velux roof lights and picture windows capturing the gardens and open views beyond. The kitchen itself centres around a large island, featuring the induction hob, and ample space for informal dining. There is a further inbuilt nook to accommodate the more formal dining space, across the room. The stylish units are completed with Quartz work surfaces and the tasteful two-tone units are not only stylishly presented yet include everything a keen chef would require. Three built in Neff Ovens including a microwave and combi oven and a plate warming drawer are included. There is a built-in fridge/freezer and dishwasher and a lovely feature wall with open shelving. There is also direct access into the garage to accommodate additional storage needs when required.

The first floor offers a brilliant arrangement of bedrooms and bathrooms, again ideal for any family requirements or visiting guests. The huge master takes over the length of the left-hand side of the home with an additional balcony to enjoy a morning coffee or a perfect sunset and overlooks the gardens and West Lancashire countryside beyond. The main bedroom has been fitted with a range of fitted wardrobes and includes an open plan en suite bathroom, complete with slipper bath, wash hand basin and w.c. There are four other rooms on this floor which could provide a total of five bedrooms, although one is currently fitted with a range of units and is used as a super dressing room. Bedrooms two and three and situated to the rear of the home with views over the gardens, whilst the final bedroom also offers a handy shower room, ideal for a teenager or guest. The well-appointed family bathroom completes the look with a classic three-piece suite including floor to ceiling neutral tiling a shaped bath with overhead shower, bowl wash hand basin and w.c.

Externally the property equally offers everything a family could desire. Excellent low maintenance off road parking and gardens to the front situated behind a safe wall and offering direct access to the garage as well as driveway parking for several vehicles. The rear garden is also a delight with a newly fitted Indian stone patio, ideal for al fresco dining leading to a further patio or seating area at the rear of the garden and adjoining a timber-built lodge, which would make an ideal workspace, man cave or hobby room. It is fitted with a cloakroom and offers electric connection. There is even a pretty outdoor fireplace. Ideally positioned to enjoy all day sunlight, the lovely gardens complete this fantastic home. Located on the edge of rural Heskin, yet with easy distance of all of the facilities any modern family would require, viewings of this lovely home and now welcomed.









