



Delta Park Drive, Hesketh Bank

PR4 6SE


£300,000



First class and elegant four bedroom family home in a sought after residential location offering over 1200 square feet of stylish accommodation. Within easy reach of village amenities, schools and primary transport routes this beautiful property is available with no upward chain. To the front the stone driveway can accommodate several vehicles and leads past the lawn to the detached garage and main entrance. Step into the welcoming hallway with engineered oak flooring which runs through much of the ground floor. Reception one is a lovely bright room to the front with double doors opening to the heart of the house which has plenty of room for both dining and comfortable furniture and patio doors overlooking the garden. The kitchen is delineated by an island with breakfast bar and comprises a range of wall and base units topped with quartz work surfaces and etched drainer, with integrated eye level double electric oven and grill, induction hob, refrigerator, freezer and dishwasher. A separate utility room leads off and has space, power and plumbing for additional appliances. The new combi boiler with 5 year warranty is housed here too and feeds the all new heating system. Completing the ground floor are bedroom four/reception three and the delightful shower room comprising rainfall mixer shower in walk in cubicle, tiled and panelled elevations, wc, wash hand basin and period style heated towel rail. Step out onto the Indian stone terrace, the perfect place to relax and entertain and from there onto the lawn with mature magnolia, camellia and acer. The detached garage has power and light.



Back inside, stairs lead to the first floor landing with two double bedrooms and a very comfortable single which gives access to substantial eaves storage with light. The sumptuous bathroom comprises a very sociable double ended bath with central faucet, wc, floating wash hand basin and ladder heated towel rail. Refurbished throughout with individual touches and meticulous attention to detail, this property has plenty to offer both inside and out.

- Beautiful semi detached property
- Three/four bedrooms
- Over 1200 square feet of versatile accommodation
- Striking family room
- Sought after location
- No upward chain



HOME TRUTHS

Eccleston Branch

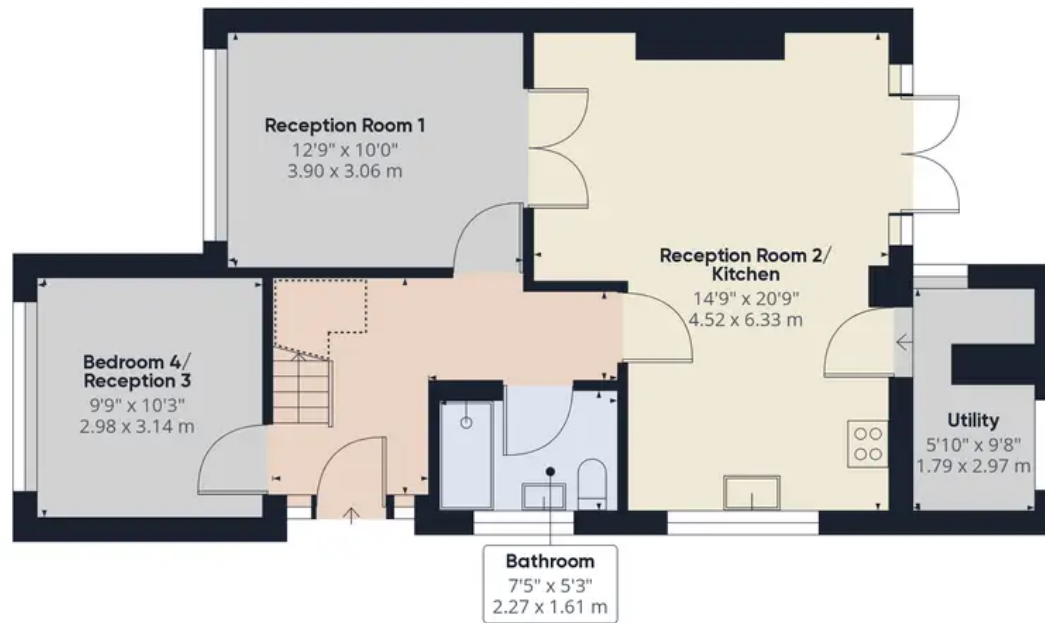
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

1271.26 ft²

118.1 m²

Reduced headroom

20.26 ft²

1.88 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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