

HOME  TRUTHS

Langdale Avenue, Hesketh Bank

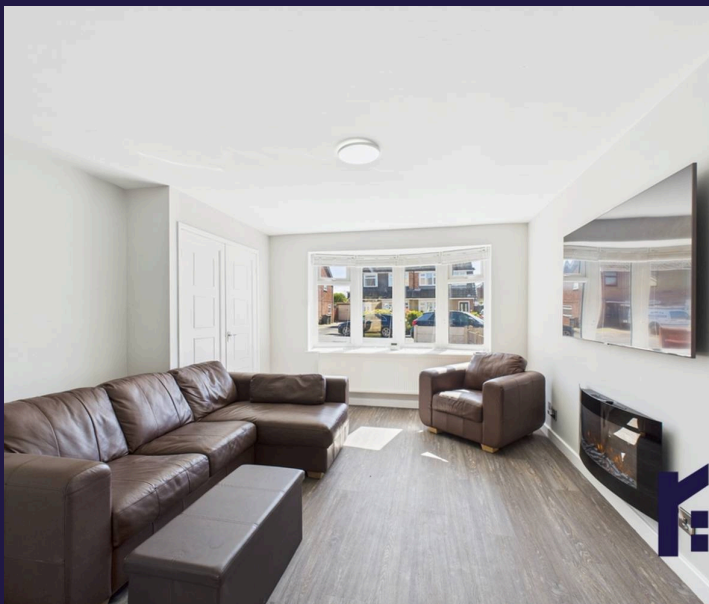
PR4 6TD







Fabulous, renovated with real attention to details, three bedroom semi detached property in a quiet cul de sac location with ample off road parking and 895 square feet of accommodation. Within easy reach of village amenities and countryside walks this family home is available with no upward chain. To the front the driveway can accommodate up to four vehicles including a caravan or motorhome and leads to the detached garage with power and light. Step into the vestibule and from there to the entrance hallway with double doors opening to the living room with remote controlled wall mounted electric fire. A large archway leads to the striking dining kitchen with space for comfortable or additional dining furniture, and comprising a range of wall and base units with breakfast bar and integrated appliances including induction hob, electric oven & grill, microwave, dishwasher, washer drier, wine cooler, refrigerator and freezer. Patio doors open to the garden which is mainly laid to lawn. Back inside, stairs lead to the first floor landing with ladder access to the insulated, boarded loft with light, and also housing the Baxi combi boiler. Bedrooms one and two are doubles to the front and rear respectively with bedroom three a comfortable single with built in storage. The elegant bathroom comprises L shaped bath with screen and rainfall shower over, wc and wash hand basin on vanity, heated mirror with cabinet, and ladder heated towel rail. With remote controlled external lighting, sound proofing in the living room on the adjacent wall this property is ready to move into.





Fabulous, renovated with real attention to details, three bedroom semi detached property in a quiet cul de sac location with ample off road parking and 895 square feet of accommodation.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Delightful semi detached property
- Beautifully refurbished property
- Three bedrooms
- Ample parking and garage
- Cul de sac location
- No upward chain



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Ecclestone Branch

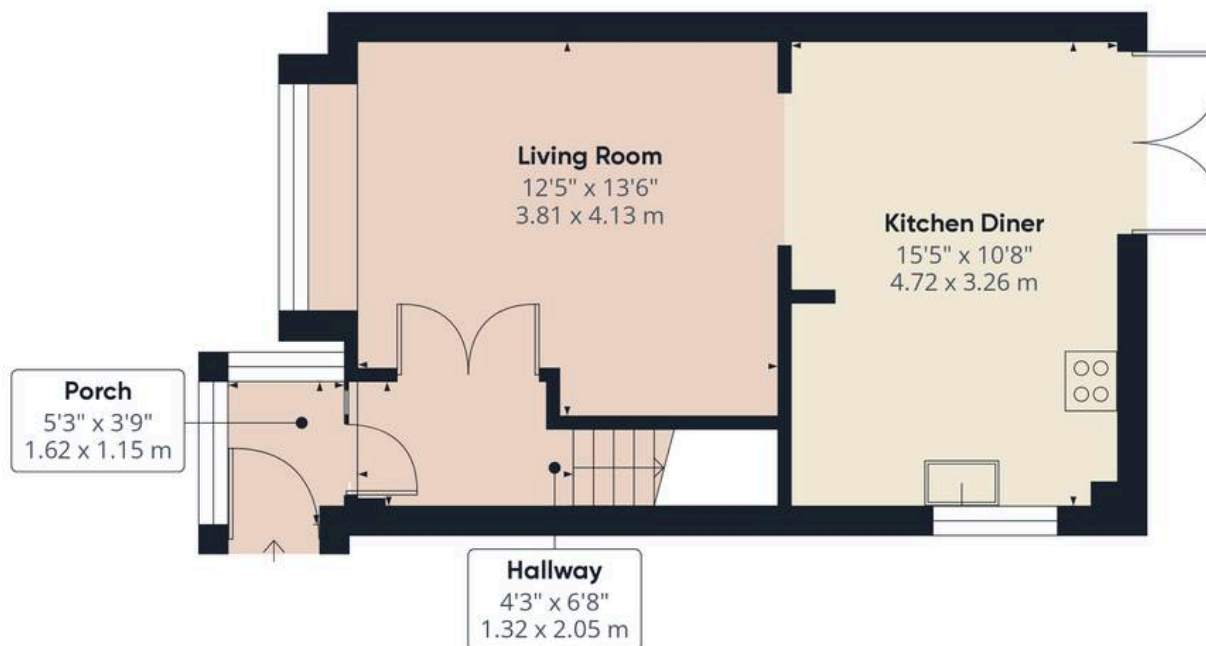
265 The Green, Ecclestone, PR7 5TF  
01257 451673

Coppull Branch

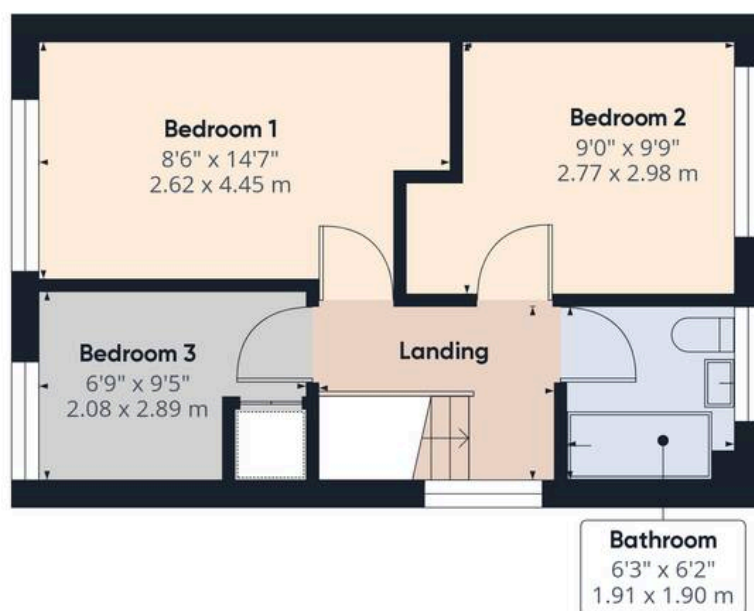
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)

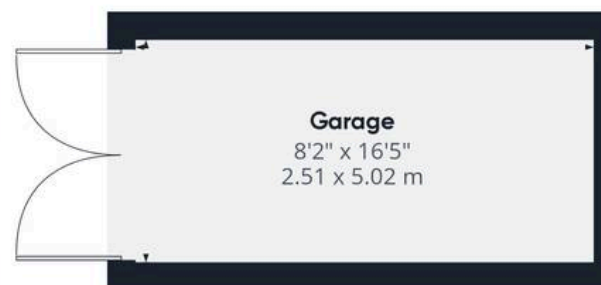




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

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

895.24 ft<sup>2</sup>

83.17 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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