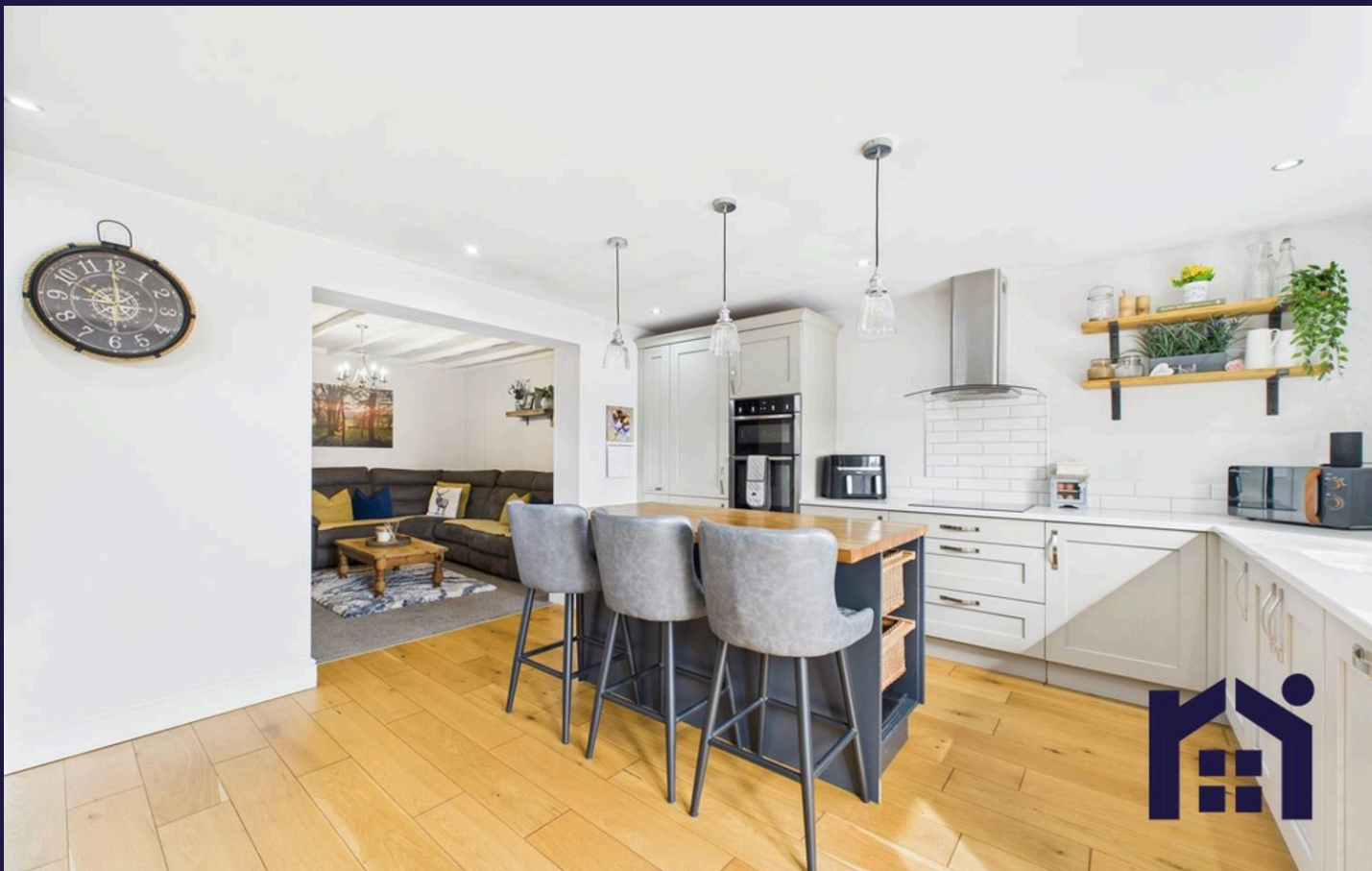


HOME  TRUTHS

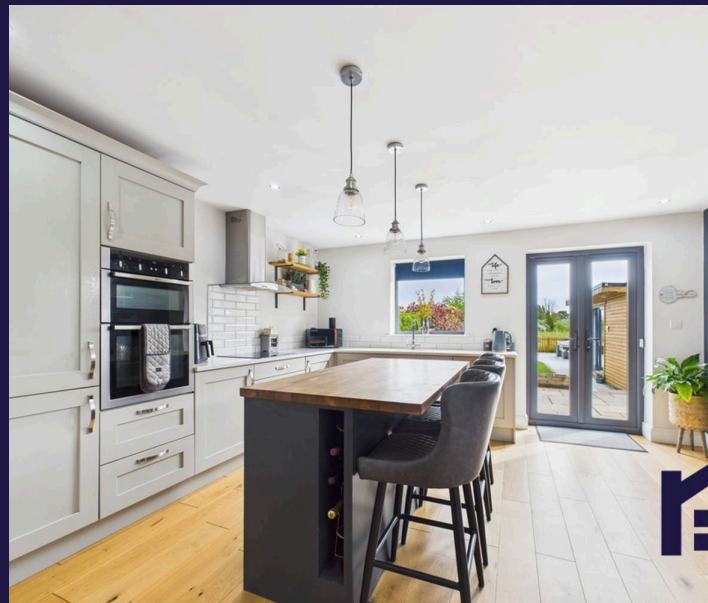
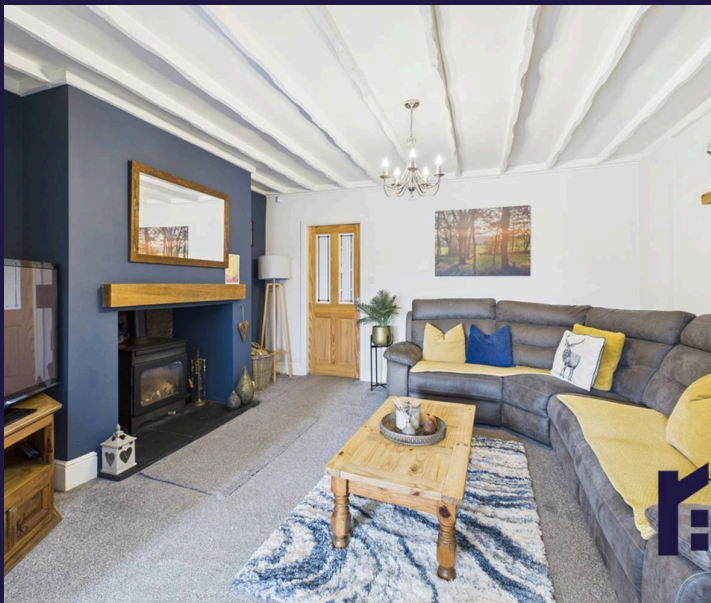
Wood Lane, Heskin

PR7 5NT





Stunning semi detached property with three large double bedrooms and beautiful views to the rear. With over 1300 square feet of accommodation on offer this is a first class family home. The driveway leads to the garage and an Indian stone pathway takes you to the main entrance with courtesy porch. Step into the spacious second reception room with wooden flooring and door to the heart of the home to the rear. Reception one is lovely and cosy with wood burning stove and is open to the breakfast kitchen which comprises a range of wall and base units with central island, quartz work surfaces and etched drainer. Integrated appliances include refrigerator, freezer, washing machine, dishwasher, Neff induction hob, and Neff double electric oven and grill. Patio doors open to a large Indian stone sun terrace and porcelain tiled pathway down to a lower terrace with gorgeous views over to Winter Hill. If that wasn't enough there is a bespoke garden room with bar so you can relax and entertain whatever the weather. Back inside, stairs lead up to the first floor landing with bedroom one having built in wardrobes and en suite comprising rainfall mixer shower in cubicle, wc, wash hand basin on vanity and heated towel rail. Bedrooms two and three are to the front and rear respectively with the latter enjoying those views. The family bathroom comprises bath with screen and rainfall mixer shower over, wc, wash hand basin and heated towel rail.



Stunning semi detached property with three large double bedrooms and beautiful views to the rear. With over 1300 square feet of accommodation on offer this is a first class family home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Beautiful family home
- Three double bedrooms
- Over 1300 square feet
- Bespoke garden room
- Lovely views to the rear
- Virtual tour



HOME  TRUTHS

Eccleston Branch

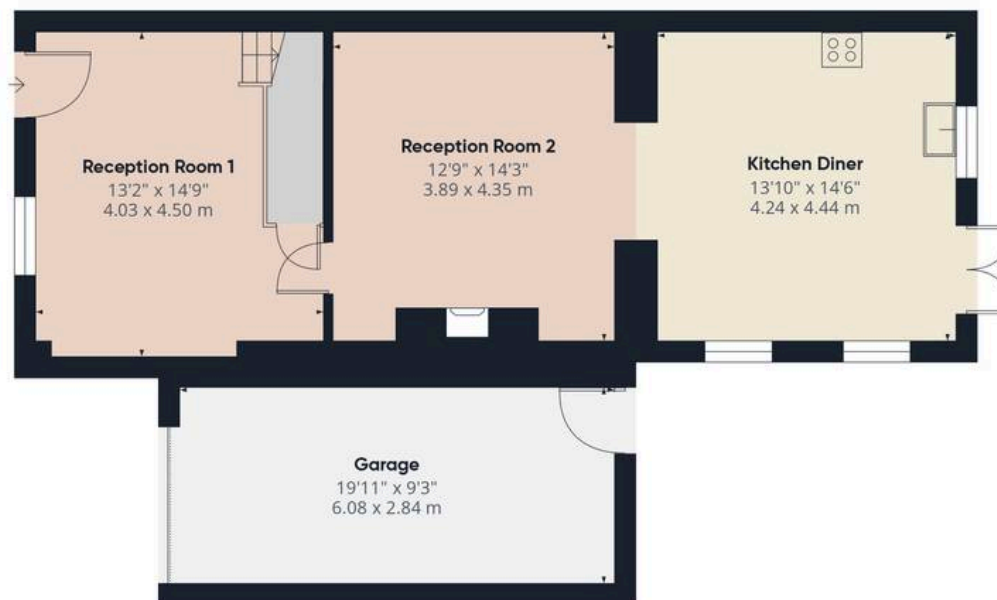
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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Floor 1 Building 1

Approximate total area⁽¹⁾

1505 ft²

139.9 m²



Bathroom
6'2" x 9'1"
1.89 x 2.79 m

Floor 2 Building 1



Floor 1 Building 2

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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