

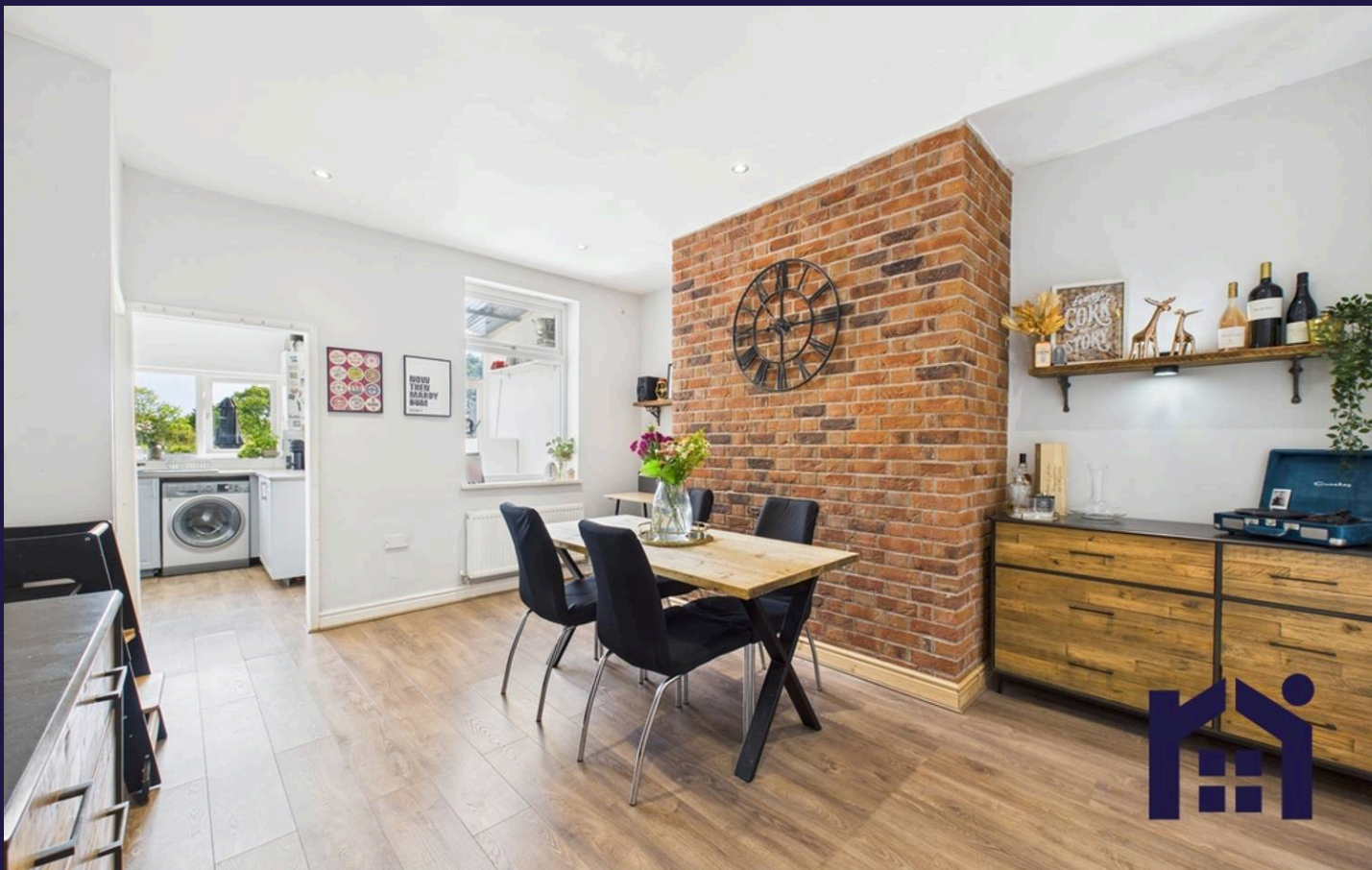
HOME  TRUTHS

Wood Lane, Heskin

PR7 5NT







Delightful mid terrace cottage with spacious reception rooms, two double bedrooms and wonderful views to the rear. Stroll up the path through the front garden and step into the vestibule and welcoming hallway. The living room benefits from plenty of natural light and a media wall. To the rear, the heart of the house comprises reception two with feature wall and the kitchen with a range of wall and base units, refrigerator and freezer, induction hob, electric oven and space, power and plumbing for additional appliances. Leading off is a separate utility which also makes an excellent boot room for when you return from those long walks with muddy dogs and children. Externally, the garden is designed for relaxation and entertainment with lazy lawn, decking and sun terrace, all aligned to enjoy those countryside views. Back inside, stairs lead to the first floor landing with ladder access to the partially boarded loft with ladder and light, two great sized bedrooms, both of which have views over fields and trees and the elegant and spacious bathroom comprising rainfall mixer shower in cubicle, ladder heated towel rail, wc, very sociable double ended bath, wash hand basin and tiled elevations. Within easy reach of primary transport routes, village amenities, excellent schools and countryside walks and over 1,000 square feet of accommodation on offer, this is a perfect place to call home.





Delightful mid terrace cottage with spacious reception rooms, two double bedrooms and wonderful views to the rear.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: F

- c 1,000 square feet of accommodation
- Beautiful views to the rear
- Semi rural location
- Spacious, elegant bathroom
- Easy access to primary transport routes
- Virtual tour



HOME  TRUTHS

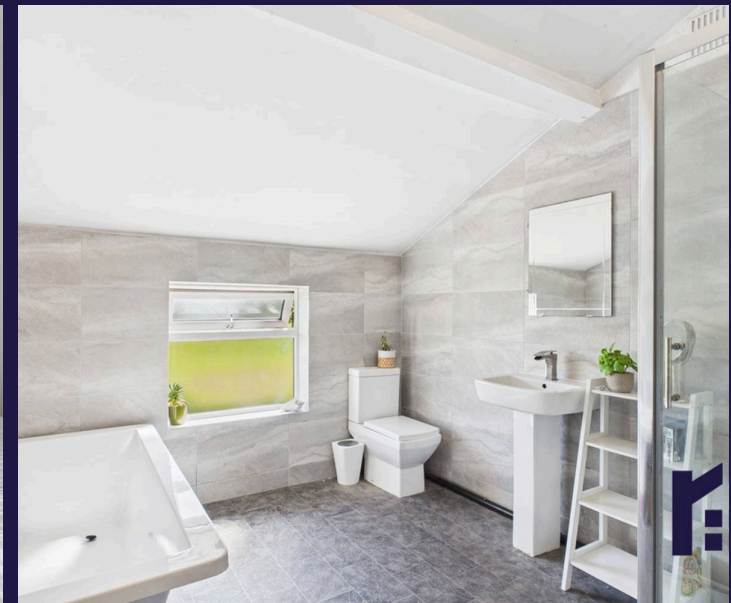
Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

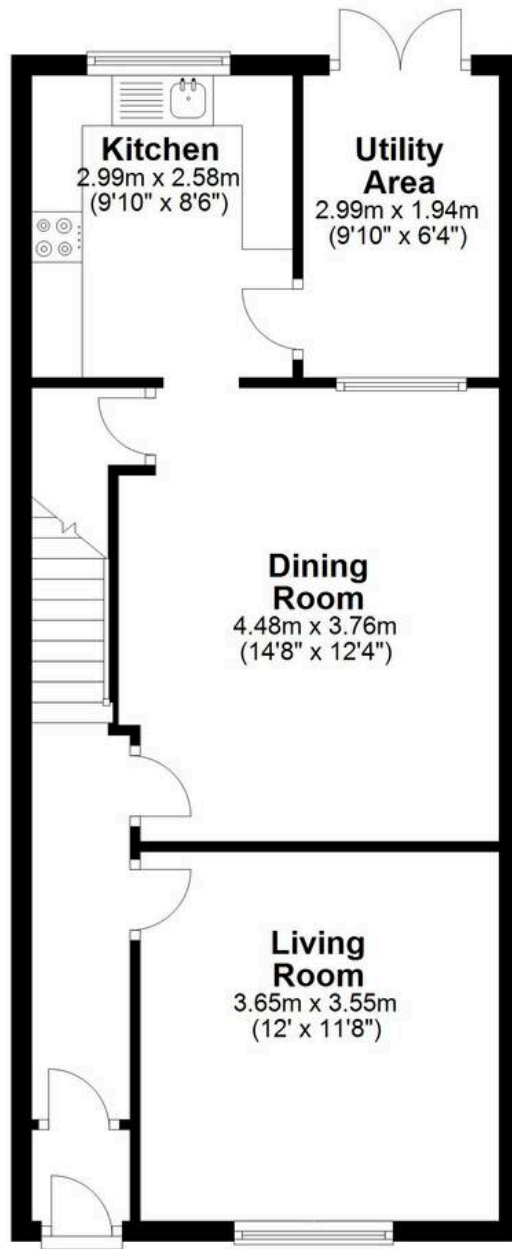
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

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



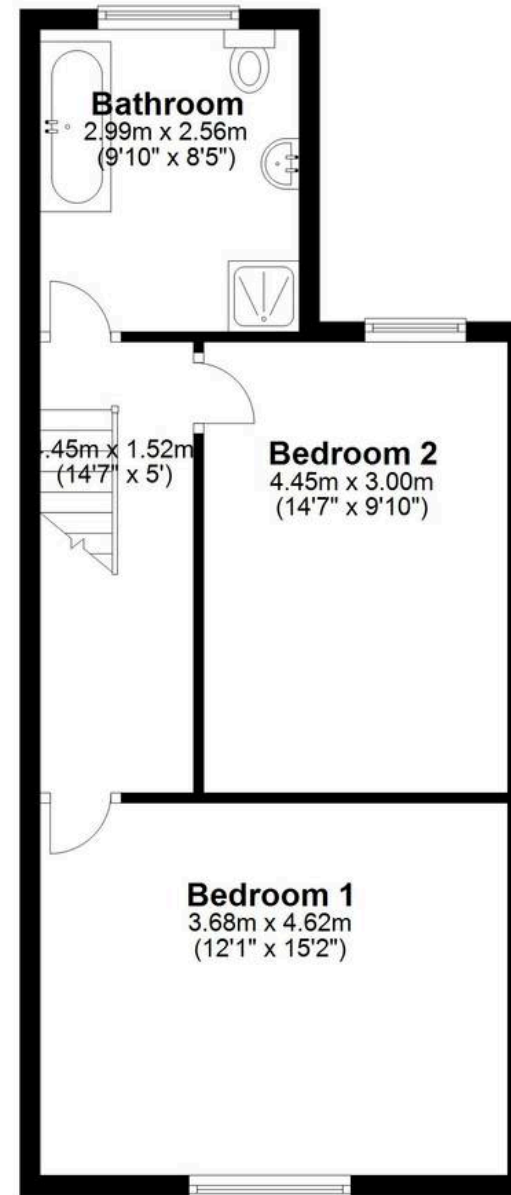
## Ground Floor

Approx. 52.3 sq. metres (562.8 sq. feet)



## First Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



Total area: approx. 98.2 sq. metres (1057.1 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE  
Plan produced using PlanUp.