

HOME  TRUTHS

Whalley Road, Heskin

PR7 5NY







Versatile, extended semi detached property in a very popular and sought after cul de sac location with over 1300 square feet of accommodation and available with no upward chain. To the front, the tarmac driveway can accommodate up to five vehicles and leads past mature planting to the main entrance. Step into the hallway and from there to the living room with gas fire in stone hearth. The kitchen comprises a range of wall and base units with space, power and plumbing for appliances including the Vaillant central heating boiler, and flowing into the dining room. A separate utility room has space, power and plumbing for additional appliances.

To the rear are the snug/bedroom four, and bedroom three/reception two. An internal hallway has cloakroom off with tiled elevations and flooring, wc and wash hand basin. A separate bathroom comprises bath with shower attachment, wash hand basin and ladder heated towel rail.

Step outside into the southwest facing garden with lower and upper terraces giving plenty of space in which to relax or entertain, lawn bordered by mature planting and sheds for storage.

Back inside, stairs lead to the first floor landing which gives access to bedrooms one and two.





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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious semi detached property
- 1300 sq ft of versatile accommodation
- Southwest facing garden
- Three/four double bedrooms
- No upward chain
- Virtual tour



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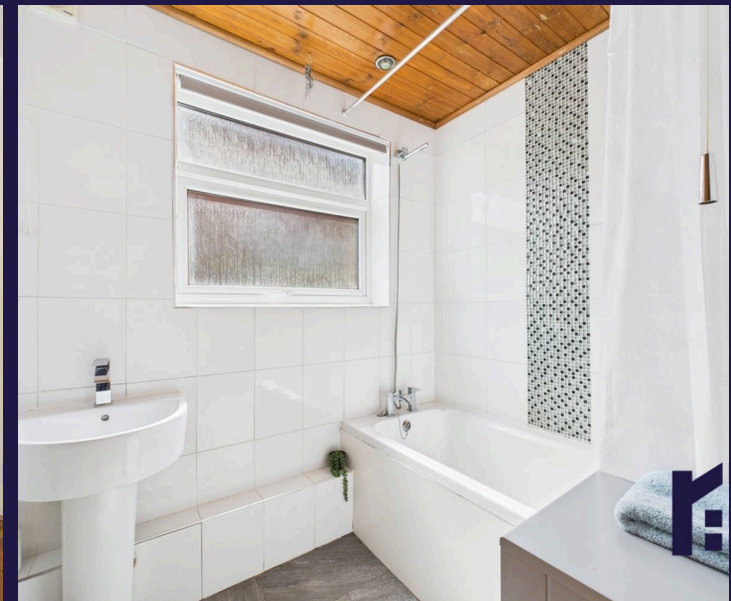
Eccleston Branch

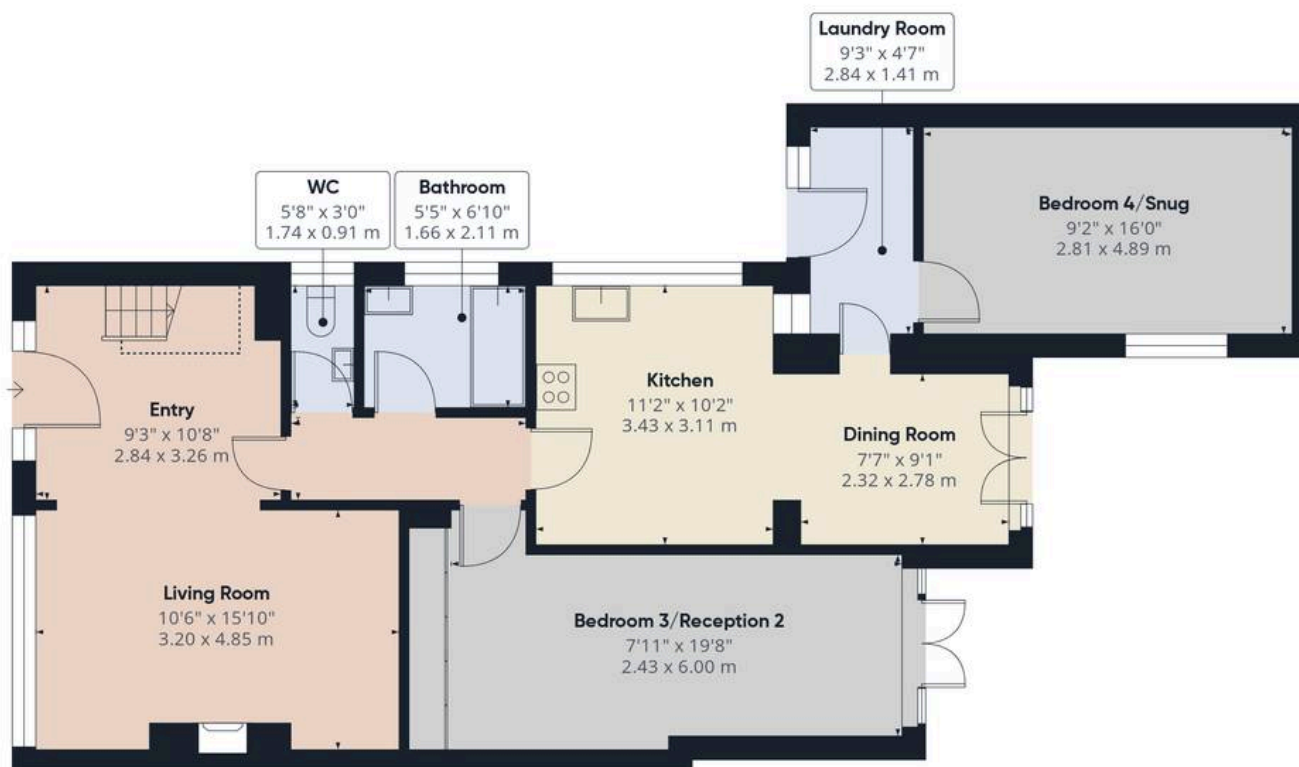
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Floor 1



Floor 2

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

1315 ft<sup>2</sup>

122.2 m<sup>2</sup>

**Reduced headroom**

153 ft<sup>2</sup>

14.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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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