



**Wainwright  
&  
Edwards**

**FOR SALE**  
01772 814863

Offers In The Region Of £495,000

29 Moss Lane, Hesketh Bank, Preston, PR4 6AA



### PROPERTY SUMMARY

A unique opportunity to purchase an individual detached family home on a substantial private plot. The spacious and well presented accommodation comprises reception hall, lounge with dual aspect windows, dining room, study, modern fitted breakfast kitchen, utility room and wc. To the first floor there are four double bedrooms, two en suite shower rooms and separate family bathroom. Outside the property stands in a private plot with large driveway affording parking for several vehicles, double detached brick built garage with electric up and over door and private rear garden with patio and sunny aspect. Internal inspection recommended to appreciate the space and quality of this property. NO CHAIN!





## LOCAL AUTHORITY

West Lancs

## TENURE

Freehold

## COUNCIL TAX BAND

F



FOUR BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA: 3055 sq.ft. (283.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.