

Wainwright
&
Edwards

FOR SALE
01772 814863



£365,000

117 Station Road, Hesketh Bank, Preston, PR4 6SR

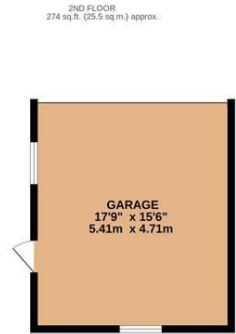
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PROPERTY SUMMARY

An excellent opportunity to acquire and double fronted Accrington Brick farmhouse on a mature and substantial private plot. The spacious and well planned accommodation comprises entrance hall, lounge, sitting room, open plan dining kitchen, garden room, wc and utility. To the first floor there are three good sized bedrooms with views over countryside to front and recently updated family bathroom with modern four piece suite. Outside the property has ample parking for several vehicles, double garage with power and mature private rear garden with patio area and raised herbaceous border. The property benefit from gas central heating and double glazing. Early viewing advised to appreciate the extent and quality of this property.







THREE BED DETACHED HOUSE

TOTAL FLOOR AREA : 1857 sq.ft. (172.5 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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LOCAL AUTHORITY

West Lancs

TENURE

Freehold

COUNCIL TAX BAND

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.