



Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863

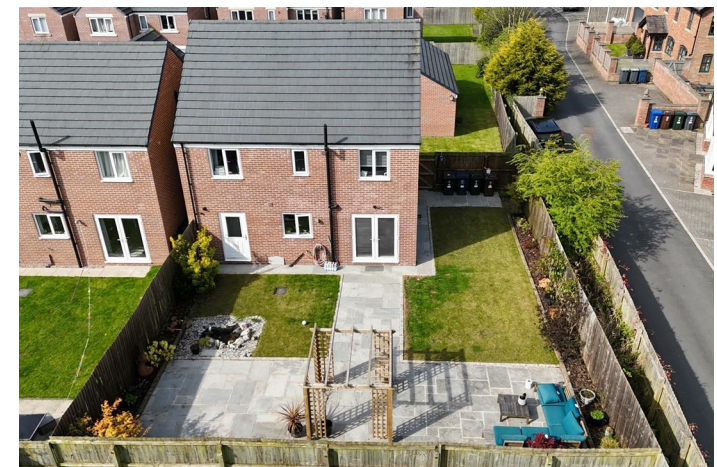
£342,500

9 Brick Kiln Way, Hesketh Bank, Preston, PR4 6FP



### PROPERTY SUMMARY

A excellent opportunity to acquire a double fronted detached house on substantial corner plot in cul de sac location. The beautifully presented accommodation comprises entrance hall, lounge, family room, dining kitchen with double doors leading to private rear garden, utility room and wc. To the first floor there are four bedrooms (master with en suite) and family bathroom. Outside the property benefits from wrap around gardens, the rear landscaped incorporating large patio area, shrubb borders, access to double garage and enjoying a sunny aspect. No Chain.





## LOCAL AUTHORITY

West Lancs

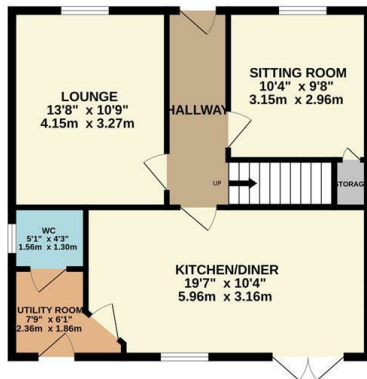
## TENURE

Freehold

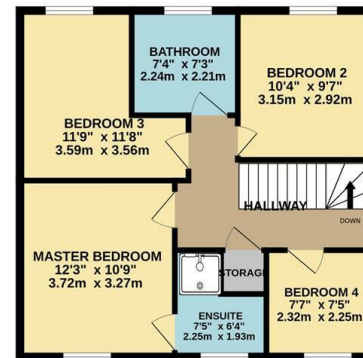
## COUNCIL TAX BAND

E

GROUND FLOOR  
969 sq.ft. (90.0 sq.m.) approx.




1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 1560 sq.ft. (145.0 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.  
Made with Metropix 62025

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(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.