



**4 Newarth Lane, Hesketh Bank**  
Preston

Offers Over **£190,000**



## 4 Newarth Lane

Hesketh Bank, Preston

Two-bedroom semi-detached house with spacious rooms, large plot, driveway, and scope for modernisation. Ideal for first-time buyers, downsizers, or investors. Vacant possession. Freehold.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating:

- Project Property
- Two Bedroom
- Semi- Detached
- Large Plot
- Driveway
- Great for First Time Buyers, Downsizers & Investors
- Buyers Pack Available

### **Kitchen**

Good range of units, single stainless steel sink and drainer. Space for electric oven, space for dining area. Laminate floor. Window to side, door to rear.

### **Lounge**

Open fire. Window to side and front. Understairs storage.

### **First Floor Landing**

#### **Bedroom One**

Window to front.

#### **Bedroom Two**

Window to rear.

#### **Bathroom**

Three piece suite comprising a panelled bath with shower over, pedestal wash hand basin and a low level wc. Window to rear.



## GARDEN

Multi-car driveway, lawned front garden.

## REAR GARDEN

Housed wc. Patio and pathway, mainly lawned gardens with established borders, with a greenhouse and two sheds.

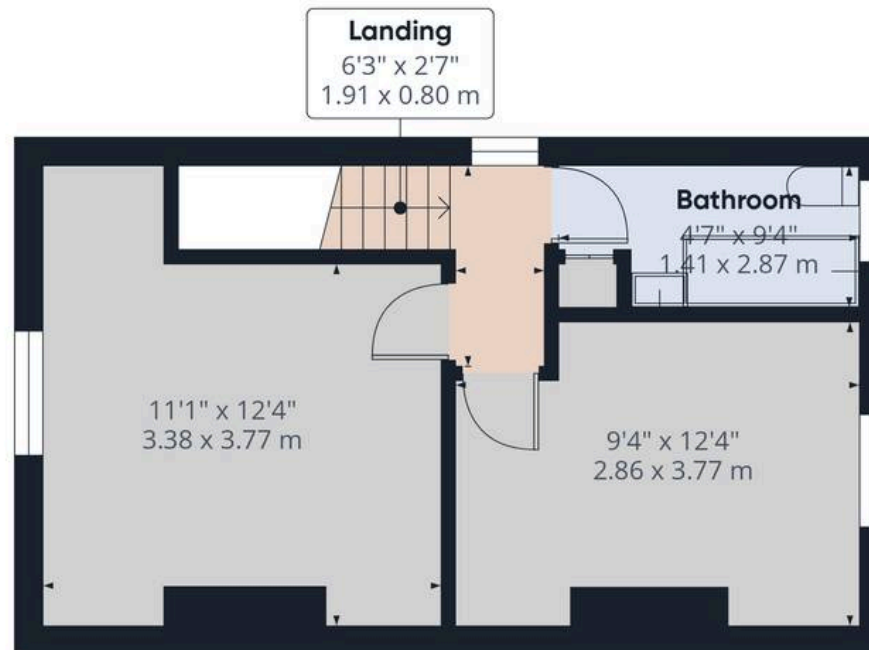
## DRIVEWAY

3 Parking Spaces





Ground Floor



Floor 1



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

782 ft<sup>2</sup>

72.7 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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