

Wainwright
&
Edwards

FOR SALE
01772 814863



Offers In The Region Of £295,000

4 Moss Lane, Hesketh Bank, Preston, PR4 6AB

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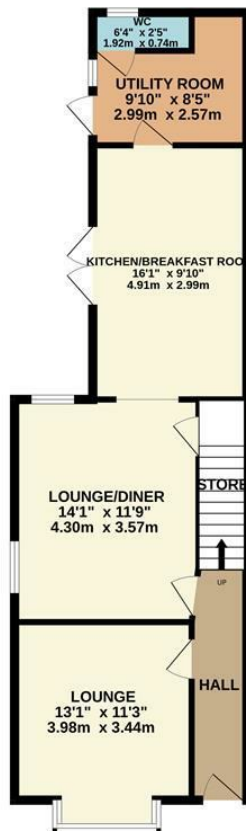
PROPERTY SUMMARY

A beautifully refurbished and presented traditional semi detached house convenient for local schools and shops. The spacious and characterful accommodation comprises entrance vestibule, hall, lounge, morning room with lounge and breakfast area, luxury fitted kitchen with integrated appliances and double doors leading to private courtyard, utility room and wc. To the first floor there are three good size bedrooms and luxury bathroom. The property benefits from gas central heating, double glazing throughout, large driveway to front and to the rear there is a private courtyard area leading to a good size private rear garden enjoying a sunny aspect. Early viewing advised to appreciate the extent and quality of this property.

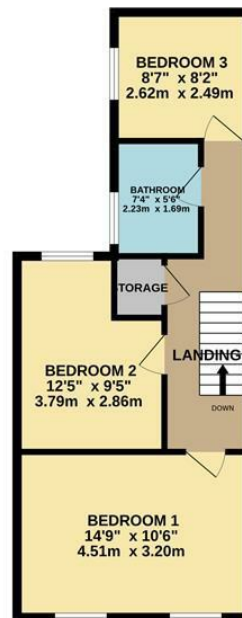




GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



THREE BED SEMI

TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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 Lnacs

TENURE

Freehold

COUNCIL TAX BAND

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D		
(39-54) E	52	
(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.

**Wainwright
&
Edwards**

OFFICE ADDRESS

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CONTACT

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