
Wainwright & Edwards
FOR SALE
01772 814863

Offers In The Region Of £749,950

33 Becconsall Lane, Hesketh Bank, Preston, PR4 6RR

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PROPERTY SUMMARY

A rare opportunity to acquire an individual architect designed double fronted detached property located on one of the most sought after roads in the arera. The spacious and well presented accommodation comprises reception hall, wc lounge, modern luxury fitted breakfast kitchen, utility room, dining room and conservatory. To the first floor there are four good size bedrooms (master with en suite and walk in wardrobe) and luxury family bathroom. Outside the property stands in a substantial mature private plot with gated access to the front leading to off street parking for several vehicles, double detached brick built garage and large private rear garden mainly laid to lawn with large patio area and oak frame gazebo incorporating bbq area and terrace. Early viewing advised to appreciate the extend and quality of this property.








ABOUT MY HOME IS WHO

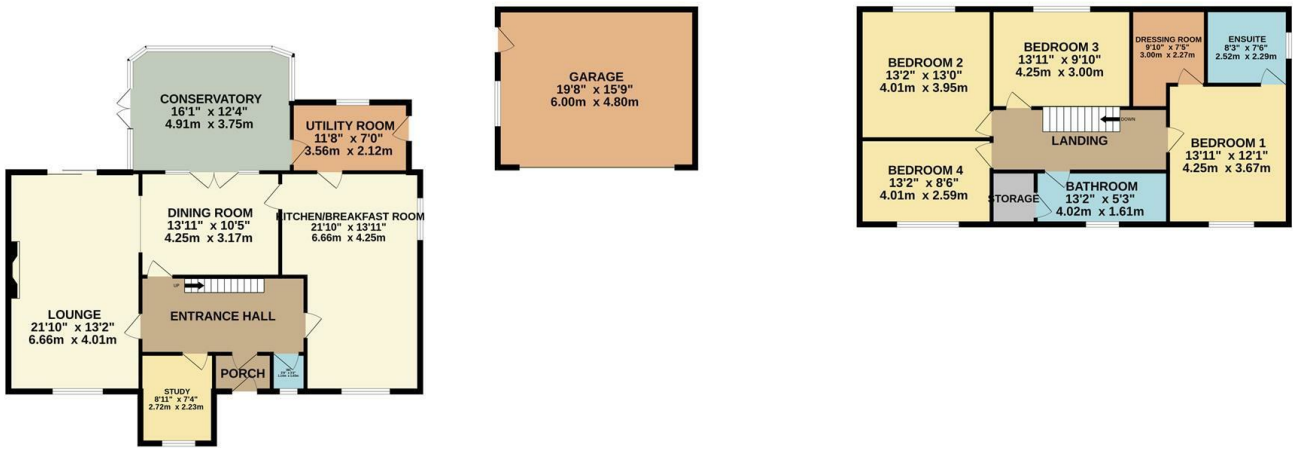






GROUND FLOOR
1518 sq.ft. (141.0 sq.m.) approx.

1ST FLOOR
919 sq.ft. (85.3 sq.m.) approx.



FOUR BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 2436 sq.ft. (226.4 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

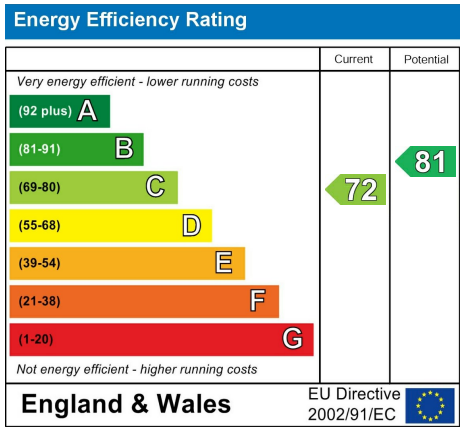
West Lancs

TENURE

Freehold

COUNCIL TAX BAND

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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

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