

Wood Lane, Heskin

PR7 5NU



A beautifully presented two double bedroom property, finished to a high standard with off-road parking, a private rear garden and an excellent location for local amenities and transport links. The accommodation is spacious and stylish throughout, with modern kitchen and bathroom fittings and two generous reception rooms. The entrance hallway leads to both reception rooms and the staircase to the first floor. Reception One features a large picture window to the front overlooking woodland and flows through into Reception Two, which offers a feature fireplace, laminate flooring and plenty of space for dining or additional living furniture. From Reception Two is the modern kitchen, fitted with a range of integrated appliances including gas hob, double electric oven and grill, and dishwasher, with further space, power and plumbing for additional appliances. The rear door opens onto the sunny and private garden, complete with paved terrace providing the perfect spot for outdoor dining, entertaining or simply relaxing. To the first floor are two excellent double bedrooms. The spacious principal bedroom enjoys views over the woodland to the front and comfortably accommodates a super king bed alongside additional furniture. The second double bedroom overlooks the rear garden and benefits from a range of fitted wardrobes and bedroom furniture. Completing the accommodation is the family bathroom, with tiled elevations, WC, vanity wash hand basin, bath and separate double shower cubicle. Situated in a popular location with excellent schools and transport connections close by, this is a spacious, well-presented home with plenty to offer.



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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- TWO GOOD SIZED BEDROOMS
- CONTEMPORARY KITCHEN
- REAR PRIVATE GARDEN
- OFF ROAD PARKING
- MEDIA TOUR

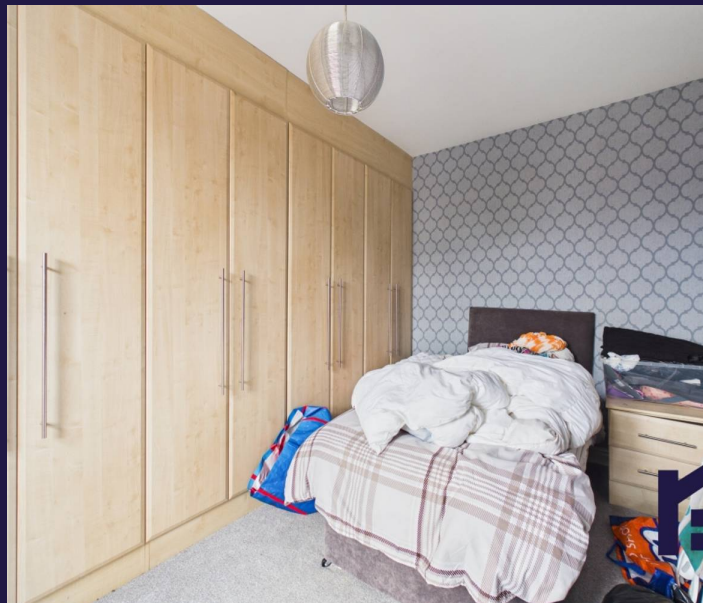


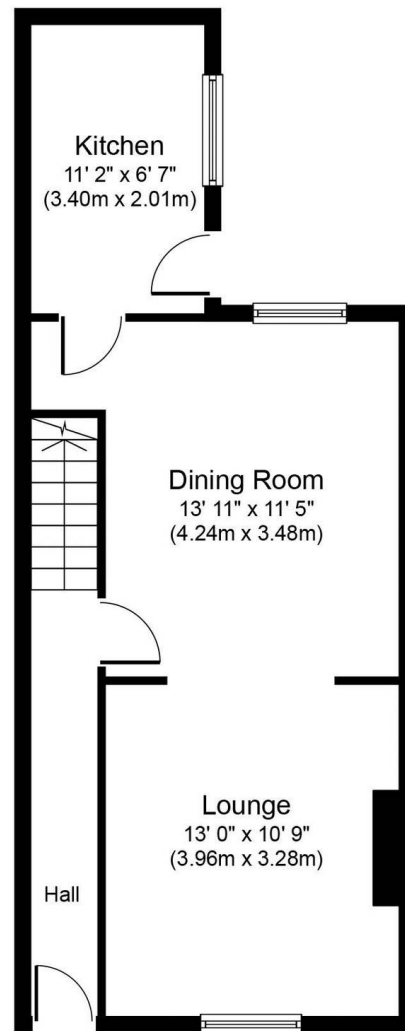
HOME  TRUTHS

Eccleston Branch
265 The Green, Eccleston, PR7 5TF
01257 451673

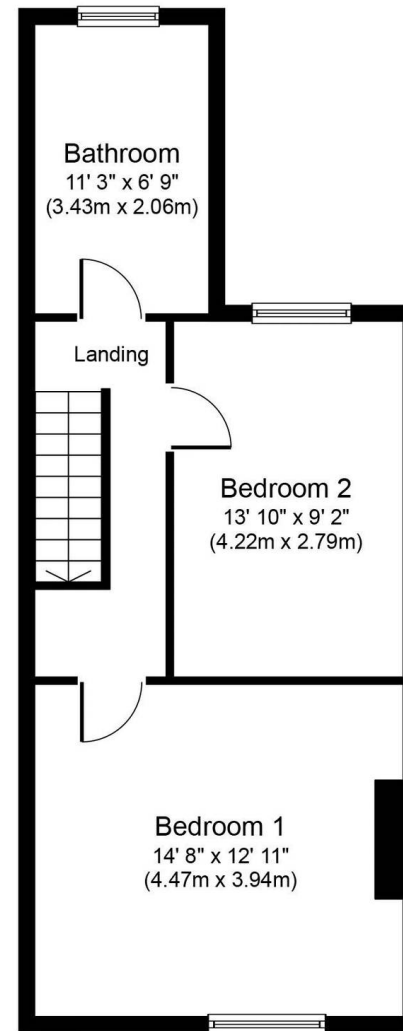
Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk





Ground Floor Flat
Approximate Floor Area
466 sq. ft.
(43.3 sq. m.)



First Floor
Approximate Floor Area
466 sq. ft.
(43.3 sq. m.)