



Wood Lane, Heskin

PR7 5NS





This substantial extended semi-detached property offers four bedrooms, ample parking for up to six vehicles, and delightful open countryside views from the upper floors. With circa 1,600 square feet of versatile accommodation, this is a superb opportunity for families seeking both space and flexibility. The tarmac driveway provides extensive parking, ideal for multiple vehicles, a motorhome or caravan, and leads to the main entrance. Step into the welcoming hallway, with cloakroom comprising wc and wash hand basin. To the front, the bay-fronted living room is a calm and inviting space, complete with a gas fire set within a hearth. To the rear lies the heart of the home, designed with a wonderful sense of flow and offering ample room for both dining and relaxed living. The kitchen features a range of wall and base units topped with granite work surfaces and etched drainer, along with integrated appliances including a range cooker, dishwasher and washing machine, plus space, power and plumbing for a fridge freezer. Leading off is a large conservatory, enjoying views over the garden and providing an additional reception area filled with natural light. Step out onto the Indian stone terrace, perfect for outdoor dining, with the private rear garden mainly laid to lawn. The garage, with power and light, adds further practicality. Back inside, stairs rise to the first floor landing, where you will find two generous double bedrooms, one with fitted wardrobes, and a further bedroom currently utilised as a home office. The family bathroom is stylishly appointed with bath and rainfall shower over, floating vanity unit, wc and ladder heated towel rail. The second floor is dedicated entirely to the principal suite, a spacious and light-filled retreat with fitted wardrobes and far-reaching views towards Rivington. The en suite comprises a rainfall shower, floating vanity, wc, and fully tiled finishes.

This substantial extended semi-detached property offers four bedrooms, ample parking for up to six vehicles, and delightful open countryside views from the upper floors and is circa 1,600 square feet. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Spacious four bedroom property
- 1600 square feet of accommodation
- Beautiful views to the rear
- Ample parking
- Virtual tour
- Sought after location

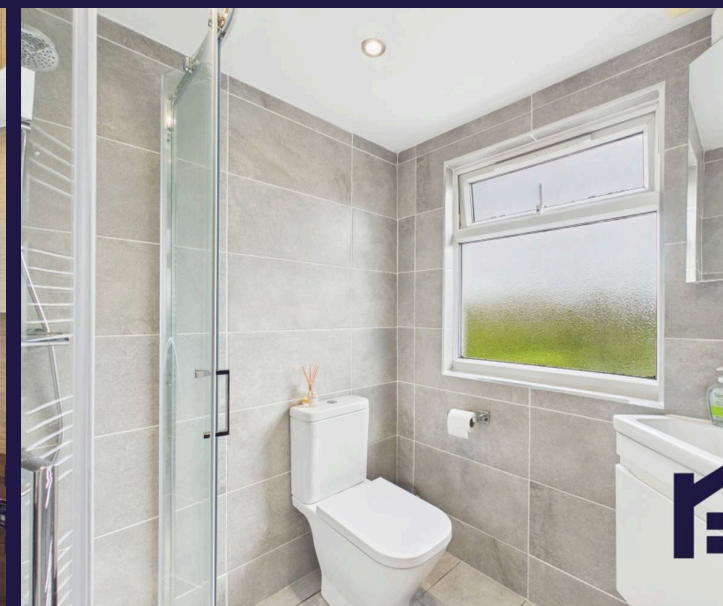
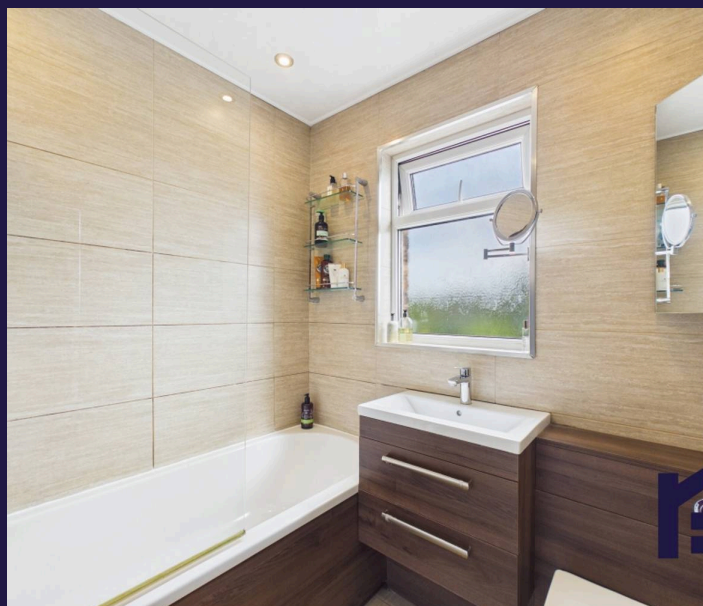


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Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 1 Building 2

Approximate total area⁽¹⁾

149 m²

1601 ft²

Reduced headroom

3 m²

32 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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