

Wainwright  
&  
Edwards

**TO LET**  
01772 814863



£900 PCM

15 Hazelwood Drive, Hesketh Bank, Preston, PR4 6PJ



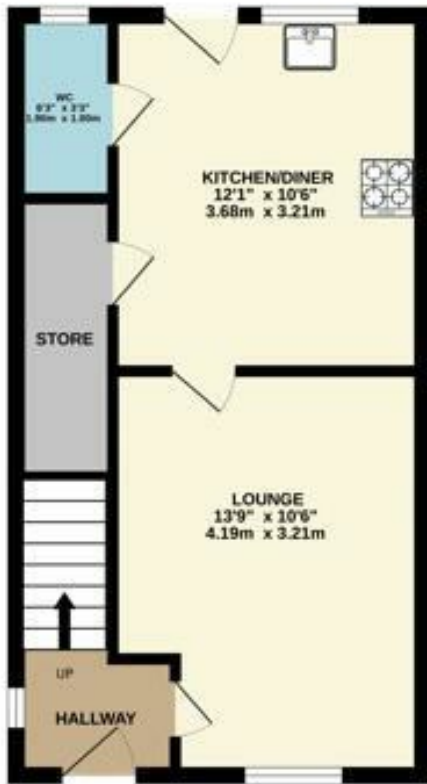
### PROPERTY SUMMARY

\*BEAUTIFULLY PRESENTED SEMI DETACHED HOUSE\* LOUNGE\* KITCHEN\* UTILITY ROOM\* WC\* TWO DOUBLE BEDROOM\* BATHROOM\* GARDEN\* EARLY VIEWING RECOMMENDED\* OFF ROAD PARKING FOR TWO VEHICLES\* QUIET CUL-DE-SAC LOCATION





GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, floors 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 is given as to their operability or efficiency can be given.  
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## LOCAL AUTHORITY

West Lancashire Borough Council

## TENURE

## COUNCIL TAX BAND

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.