

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



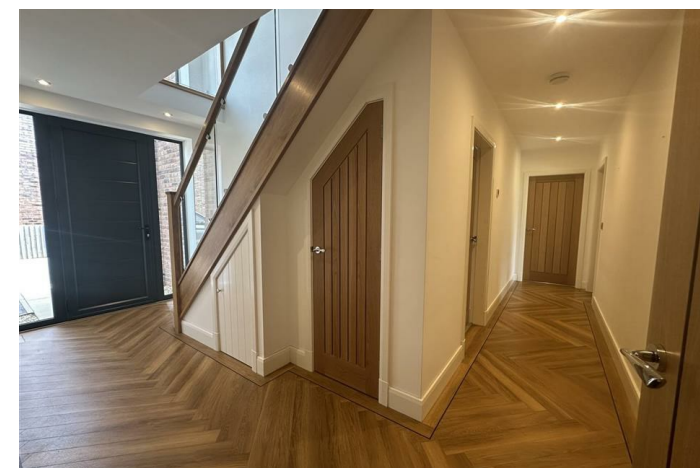
£599,950

5 Hesketh Grove, Hesketh Bank, Lancashire, PR4 6BG



### PROPERTY SUMMARY

A rare opportunity to acquire a recently constructed double fronted detached residence in private cul de sac location. The spacious accommodation comprises imposing reception hall, two reception rooms, hand crafted family kitchen, utility room and wc. To the first floor there are five bedrooms ( mnaster with dressing room area and en suite) and modern family bathroom. The property stands in a generous plot with double driveway, garage and the rear garden enjoying a sunny Southerly aspect. No Chain. Early inspection advised to appreciate the quality and extent of this property.





## LOCAL AUTHORITY

West Lancs

## TENURE

Freehold

## COUNCIL TAX BAND

F



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>85</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>		
<i>Not energy efficient - higher running costs</i>		
<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.