



1 Meadway, Hesketh Bank
Preston

Offers Over **£275,000**



1 Meadway

Hesketh Bank, Preston

Detached 3-bed in central Hesketh Bank with landscaped garden, garden office and EV charging. Ideal for downsizers, families and professionals. Move-in ready.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached Three Bedroom Home
- Two Reception Rooms
- Laundry Room/Conservatory
- Driveway with EV charger
- Double Gates To Rear
- Outdoor Garden Room With Electricity
- Office Space
- Buyers Information Pack Available
- Landscaped Front And Rear Garden

Porch

Hallway

Understairs storage.

Lounge

Brick fireplace with log burner. Window to front.

Dining Room

Window to rear.

Kitchen

Good range of eye and low-level units. Integrated appliances include: extractor fan, induction hob, fridge/freezer. Space for dishwasher. Window to rear.

Conservatory/Laundry Room

Laminate floor, plumbed for washing machine and tumble dryer. French doors to rear.





First Floor Landing

Loft access, partially boarded with ladder.

Bathroom

Three-piece suite; comprising of panelled bath with mains shower over, low-level wc and vanity wash hand basin. Laminate floor. Storage cupboard with boiler. Window to rear.

Bedroom One

Fitted wardrobes, window to front.

Bedroom Two

Window to rear.

Bedroom Three

Window to front.

Office

Fitted furniture- in outbuilding.

Shed

French doors.

REAR GARDEN

Landscaped with Indian paving and decking, lawned garden, borders with tall planters, a pond. There is a garden outbuilding used as a shed, with an office room with seperate access. The pergola has electric.

FRONT GARDEN

Landscaped drive, lawned area with borders of shrubs.

DRIVEWAY

2 Parking Spaces

EV charging.



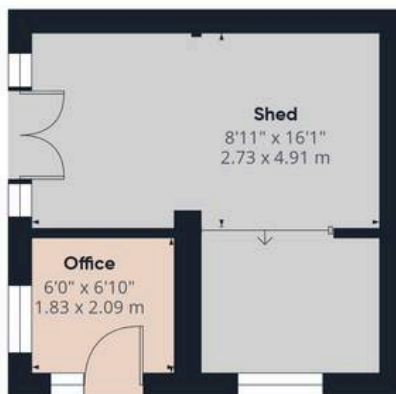




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1191 ft²

110.7 m²

(1) Excluding balconies and terraces

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

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