



Wainwright
&
Edwards

FOR SALE
01772 814863

£199,950

15a Beconsall Lane, Hesketh Bank, Preston, PR4 6RR

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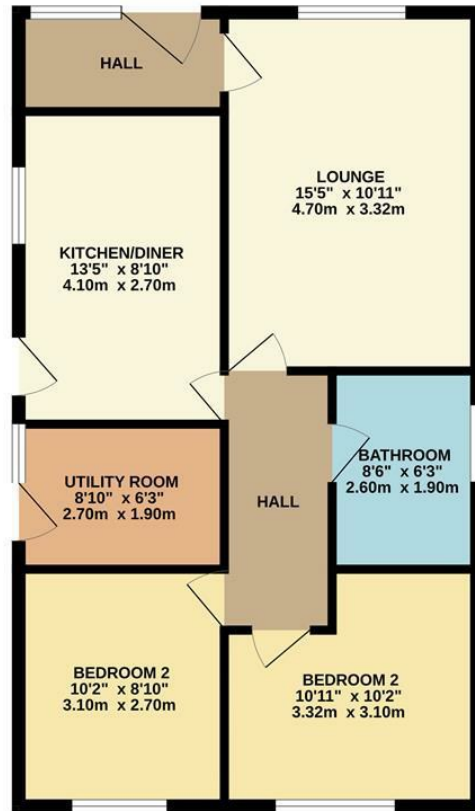
PROPERTY SUMMARY

An excellent opportunity to purchase an individual detached true bungalow in need of modernisation on one of the areas most sought after roads. The property comprises reception hall, lounge, dining Kitchen, two bedrooms, and shower room. Double glazing and oil fired central heating. Outside the property stands in a mature private plot with mature herbaceous borders, large driveway, carport and small easy to maintain private rear garden. No chain !





GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TWO BED DETACHED BUNGALOW

TOTAL FLOOR AREA : 673 sq.ft. (62.5 sq.m.) approx.

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

West Lancs

TENURE

Freehold

COUNCIL TAX BAND

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

**Wainwright
&
Edwards**

OFFICE ADDRESS

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