

Wainwright
&
Edwards

FOR SALE
01772 814863



£310,000

17 Navigation Way, Hesketh Bank, Preston, PR4 6FL

4  3  1  B 

PROPERTY SUMMARY

An excellent opportunity to purchase a stunning detached property located in a quiet cul de sac with views over woodland to the front. The spacious accommodation comprises reception hall, lounge, fully fitted dining kitchen, utility room and wc. To the first floor there four bedrooms, master with en suite and family bathroom. The property stands on a larger than average plot with garage and the rear enjoying a private aspect with patio and lawn area. Internal inspection advised to appreciate the extent and quality of this property.





LOCAL AUTHORITY

West Lancs

TENURE

Freehold

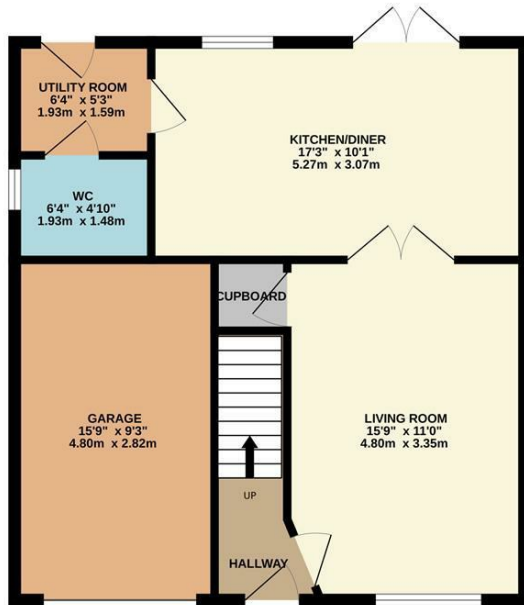
COUNCIL TAX BAND

D

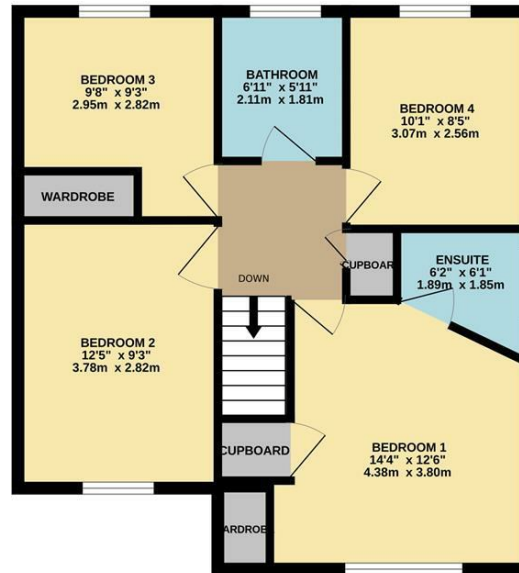
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



4 BED DET

TOTAL FLOOR AREA: 1186 sq.ft. (110.2 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.

Made with Metropix ©2026

**Wainwright
&
Edwards**

OFFICE ADDRESS

115 B Church Road, Tarleton, Preston,
PR4 6UP

CONTACT

01772-814863
info@wainwrightandedwards.co.uk