

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



Offers In The Region Of £550,000

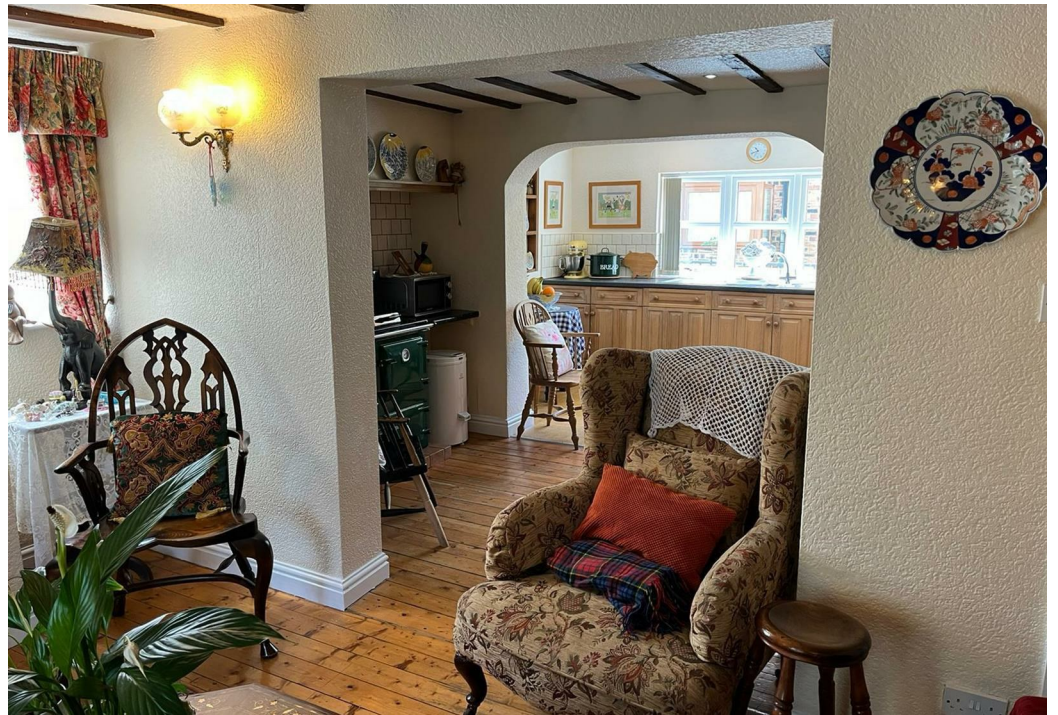
29 Shore Road, Hesketh Bank, Preston, PR4 6RD



## PROPERTY SUMMARY

A rare opportunity to purchase a double fronted detached cottage with separate detached bungalow on large mature private plot. The cottage dating back to 1845 retains many original with ornate fireplaces and exposed beamed ceilings. The accommodation briefly comprises entrance vestibule, large lounge with dual aspect windows with views towards the Fylde coast to the front, fitted kitchen open plan to the dining room, rear vestibule and wc. To the first floor there are four bedrooms, master with en suite and walk in wardrobe and modern family bathroom. The bungalow is a detached property with independent access and comprises entrance porch, lounge open plan to kitchen, one double bedroom, shower room and rear conservatory. The property stands in a mature private cottage style garden plot with well stocked herbaceous tree and shrub borders. Internal inspection essential!





## LOCAL AUTHORITY

West Lancs

## TENURE

Freehold

## COUNCIL TAX BAND

D



COTTAGE

TOTAL FLOOR AREA: 3663 sq.ft. (340.3 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 62026

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	48	
(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.