



Wainwright
&
Edwards

FOR SALE
01772 814863

£212,500

27 Sidney Avenue, Hesketh Bank, Preston, PR4 6SU



PROPERTY SUMMARY

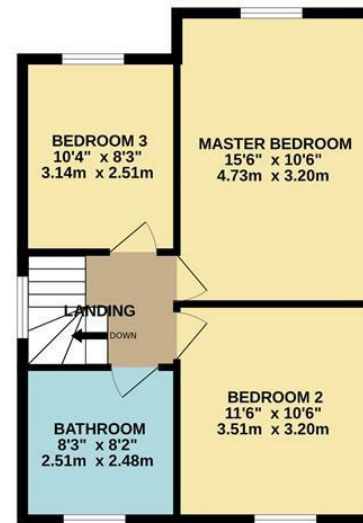
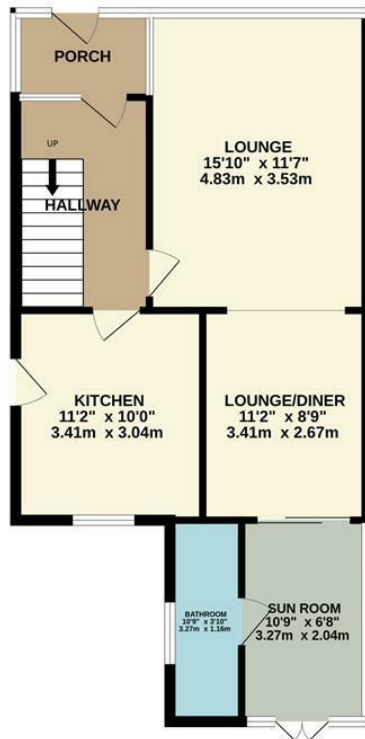
A spacious and well presented semi detached house in popular residential location. The accommodation comprises entrance hall, lounge, dining room and fitted kitchen and sun room and wc/shower room. To the first floor there are three bedrooms and family bathroom. The property benefits from gas central heating, double glazing, off street parking, low maintenance rear garden.





GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.

1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.7 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

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		67	
(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.

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&
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OFFICE ADDRESS

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