

Wainwright
&
Edwards

FOR SALE
01772 814863



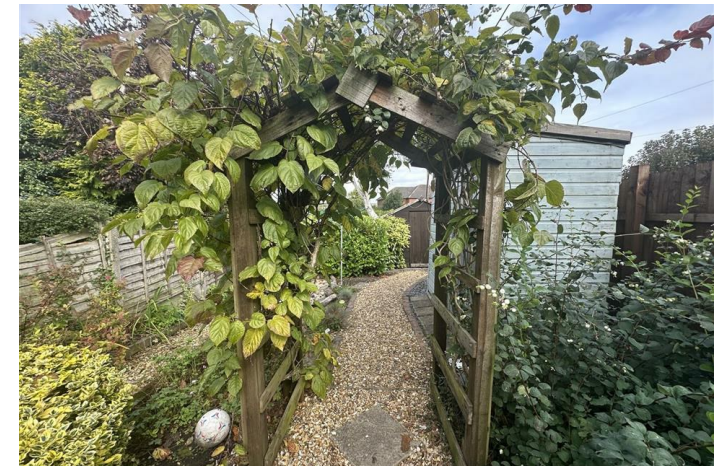
£169,950

219 Chapel Road, Hesketh Bank, Preston, PR4 6SA

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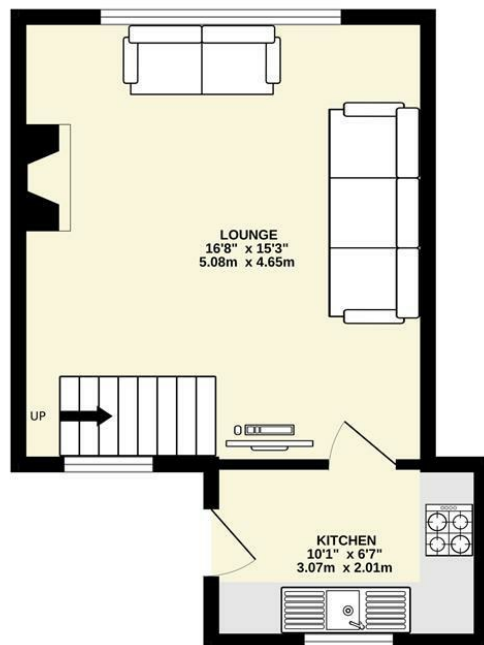
PROPERTY SUMMARY

NO CHAIN!! A rare opportunity to purchase an individual semi detached cottage with open views towards the Fylde Coast. The accommodation briefly comprises large lounge with home office space and feature multiple fireplace and beamed ceiling and separate kitchen with door leading to the rear garden. To the first floor there are two bedrooms and bathroom with three piece suite. The property benefits from double glazing, central heating and stunning well stocked cottage garden. The is also a driveway that provides off street parking.

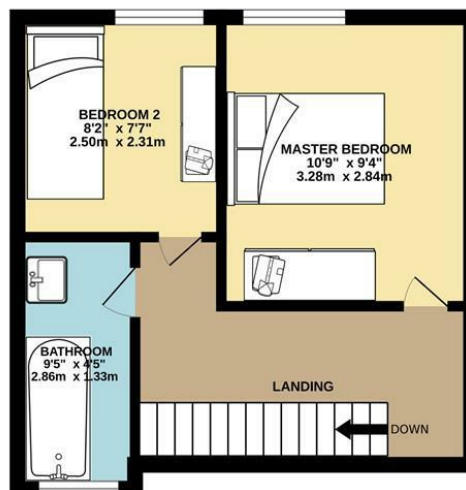




GROUND FLOOR
315 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



2 BED COTTAGE

TOTAL FLOOR AREA : 600 sq.ft. (55.8 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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	65	
(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.

**Wainwright
&
Edwards**

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