



Wainwright
&
Edwards

FOR SALE
01772 814863

£335,000

3 Thornton Drive, Hesketh Bank, Preston, PR4 6FG

5  2  2  B 

PROPERTY SUMMARY

Situated on a sunny private plot not overlooked at the rear is this stunning recently constructed detached family house with the remainder of the the NHBC builders warranty. The well presented accommodation comprises reception hall, lounge, modern open plan dining kitchen with integrated appliances, utility room and wc. To the first floor there are five bedrooms (master with en suite) and family bathroom. to the front there is a large driveway with off street parking leading to single garage and the rear garden is a particular feature enjoying a sunny private aspect. Internal inspection recommended to appreciate the extent and quality of this property.





LOCAL AUTHORITY


West Lancs

TENURE

Freehold

COUNCIL TAX BAND

E

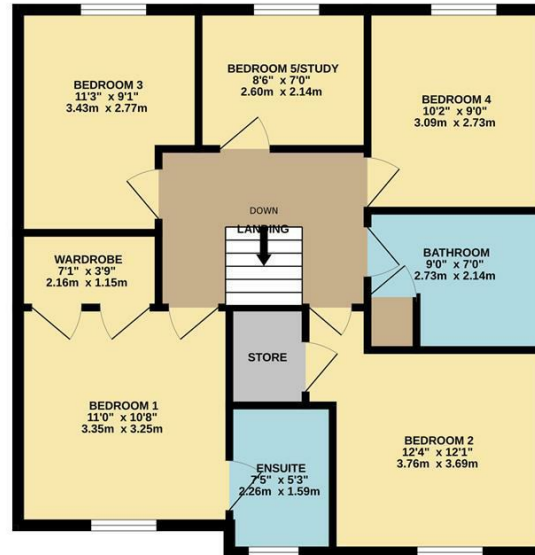
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.3 sq.m.) approx.



FIVE BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA: 1388 sq.ft. (129.0 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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**Wainwright
& Edwards**

OFFICE ADDRESS

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

CONTACT

01772-814863
info@wainwrightandedwards.co.uk