

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



Asking Price £349,950

1 Cornflower Close, Hesketh Bank, Preston, PR4 6TH



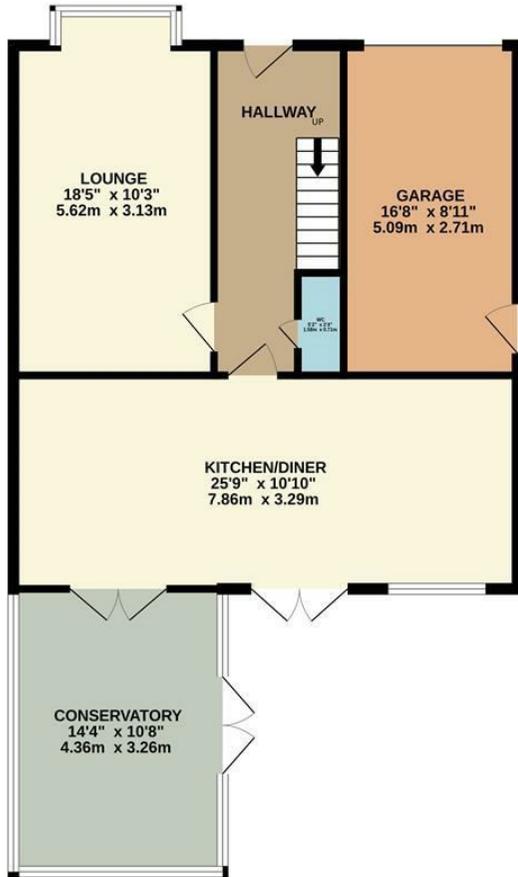
## PROPERTY SUMMARY

A spacious and much improved four-bedroom detached home, situated in the beautiful village of Hesketh Bank, a stone's throw away from local amenities, transport links, and excellent schools. The ground floor comprises a spacious entrance hall with wc, leading into a comfortable and sizable lounge area, perfect for relaxing. Furthermore, there is a modern open-plan kitchen and dining area, with patio doors looking out onto a beautifully landscaped south-facing garden with an orangery, perfect for those summer BBQs. Upstairs, you are welcomed by a bright and spacious landing, with access to four sizable bedrooms, including a master with an ensuite. The property also comprises an excellent-sized modern family bathroom. The property benefits from gas central heating, double glazing throughout, a large driveway, and an integral garage. Viewings are highly recommended to appreciate the full scope !!!

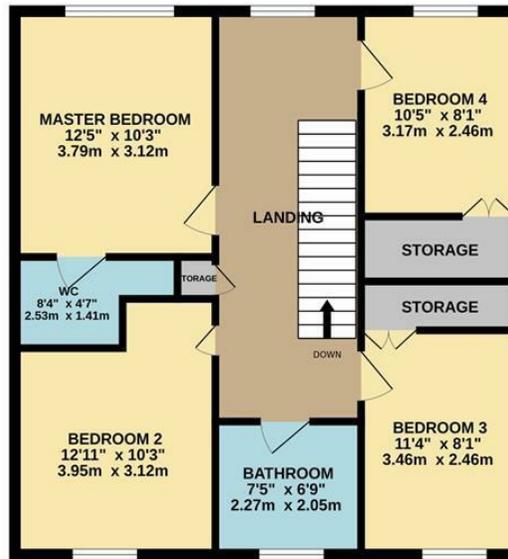




GROUND FLOOR  
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 1582 sq.ft. (146.9 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

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>80</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(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.

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## OFFICE ADDRESS

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## CONTACT

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