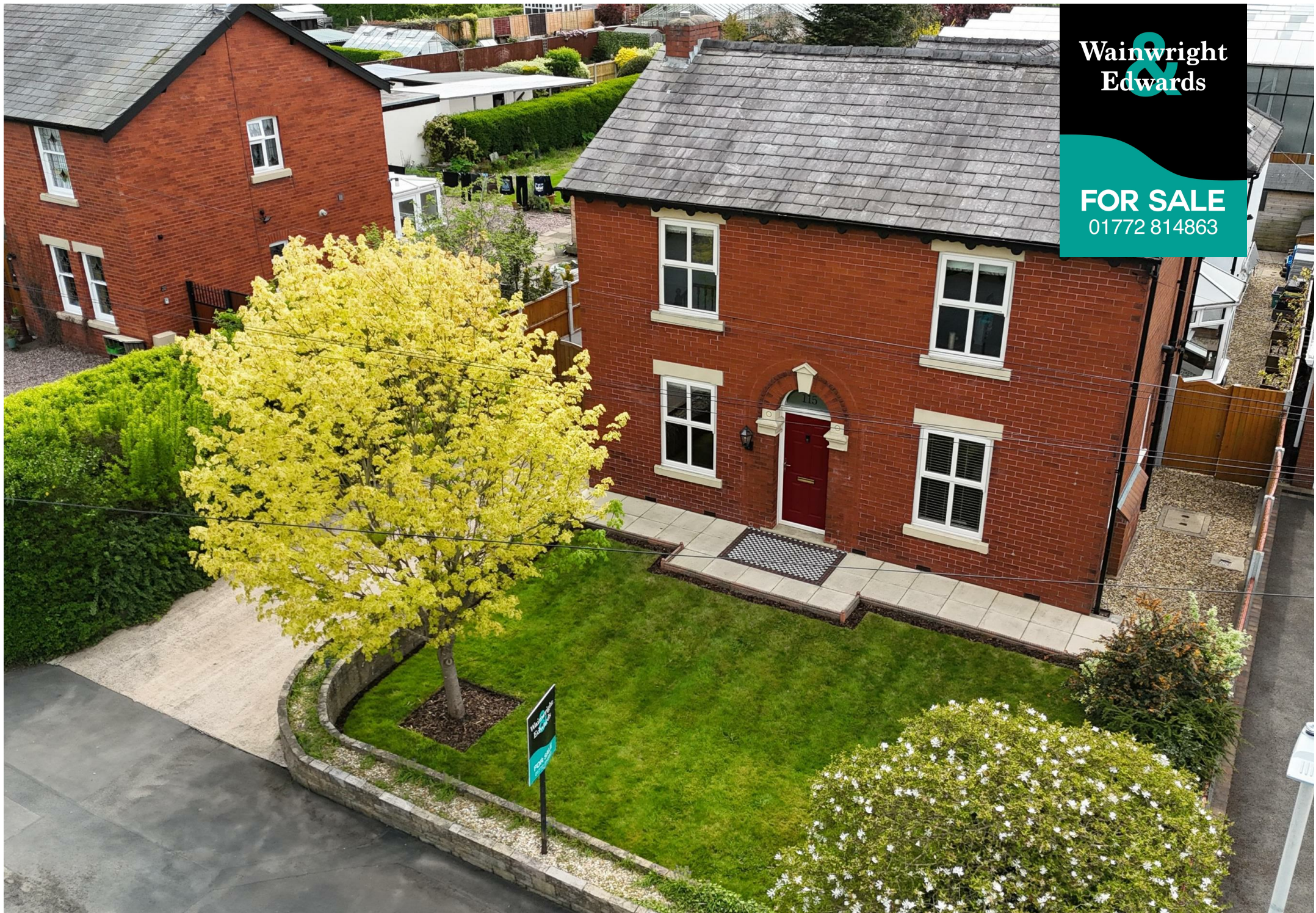


Wainwright
&
Edwards

FOR SALE
01772 814863



Offers In The Region Of £475,000

115 Moss Lane, Hesketh Bank, Preston, PR4 6AD

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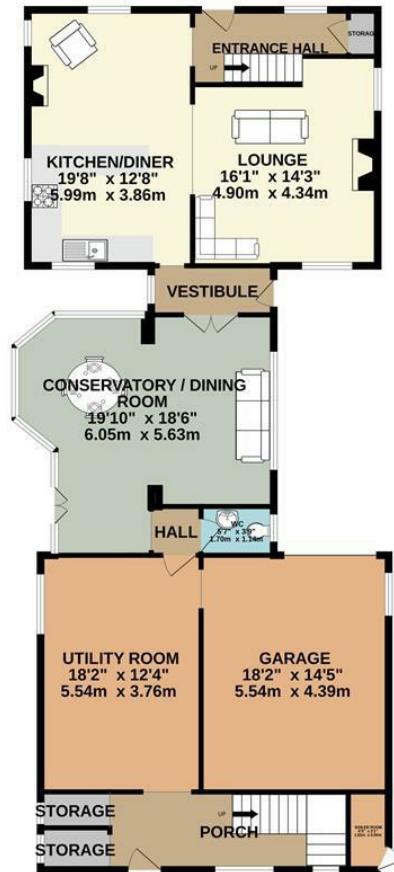
PROPERTY SUMMARY

A stunning double fronted detached house much improved by the current vendor with integral rear annex offering an excellent opportunity for separate independent living or home office premises. The main house briefly comprises reception hall, lounge, well appointed dining kitchen and rear vestibule leading to large double glazed conservatory. To the first floor there are three double bedrooms and luxury bathroom with double walk in shower. The annex, approached via the conservatory currently comprises large garage/workshop, utility room and rear hall with stairs leading to two separate rooms and kitchen area. The property stands in a private plot with mainly hard standing affording parking for several vehicles. The property benefits from gas central heating, double glazing and gardens to the front. Early viewing advised to appreciate the extent of this unique property.





GROUND FLOOR
1531 sq.ft. (142.3 sq.m.) approx.



1ST FLOOR
1322 sq.ft. (122.8 sq.m.) approx.



TOTAL FLOOR AREA: 2853 sq.ft. (265.1 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 12/2015

LOCAL AUTHORITY

West Lancashire Borough Council

TENURE

Freehold

COUNCIL TAX BAND

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(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**

OFFICE ADDRESS

3 Station Road, Hesketh Bank, Preston,
Lancashire, PR4 6SN

CONTACT

01772-814863
sales@wainwrightandedwards.co.uk