



Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863

Offers In The Region Of £350,000

2 Beconsall Gardens, Hesketh Bank, Preston, PR4 6EN



### PROPERTY SUMMARY

An excellent opportunity to purchase a double fronted detached property on mature private plot with the added benefits of a walled rear garden. The spacious accommodation in need of some updating comprises reception hall, wc, large lounge with bay window to front and double doors leading to rear garden, family kitchen with peninsula and open plan to dining room and separate utility room. To the first floor there are four good size bedrooms ( master with en suite) and family bathroom. The property benefits from gas central heating, double glazing, off street parking and brick built single garage. No chain!





## LOCAL AUTHORITY

West Lancs

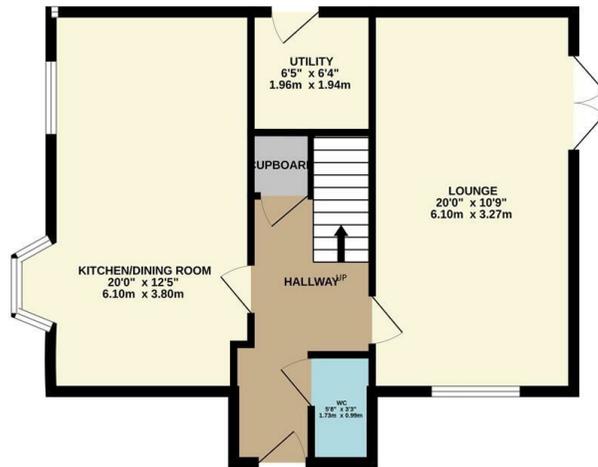
## TENURE

Freehold

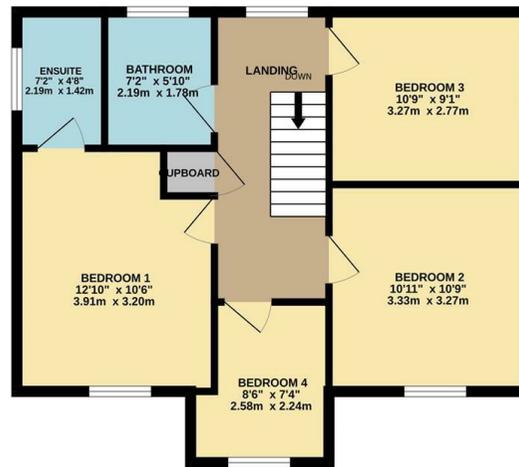
## COUNCIL TAX BAND

E

GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.2 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 62026

### Energy Efficiency Rating

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

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