

An aerial photograph of a suburban neighborhood. In the center, a two-story house with a brown tiled roof and white and red brickwork is the focal point. It has a large front garden with a gravel path and a driveway. To the left is a brick house with a bay window, and to the right is a light blue house with a conservatory. The background shows a dense line of trees and more houses under a clear blue sky.

Wainwright
&
Edwards

FOR SALE
01772 814863

Offers In Excess Of £599,995

107 Station Road, Hesketh Bank, Preston, PR4 6SR



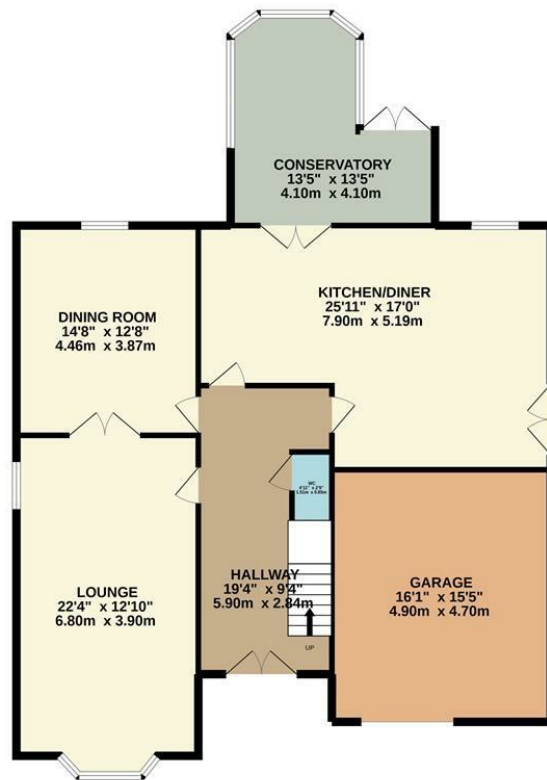
PROPERTY SUMMARY

INDIVIDUALLY BUILT EXECUTIVE DETACHED HOME * APPROX 2700 Square Feet *ENTRANCE HALL *LOUNGE *DINING ROOM *OPEN PLAN HIGH SPECIFICATION KITCHEN & DINING AREA*CONSERVATORY *WC *FOUR LARGE DOUBLE BEDROOMS *MASTER WITH EN SUITE *FAMILY BATHROOM * EN SUITE WASH ROOMS TO BEDROOM TWO AND THREE *DOUBLE GARAGE *LARGE DRIVEWAY *GARDENS TO FRONT AND REAR *VIEWING HIGHLY RECOMMENDED.





GROUND FLOOR
1461 sq.ft. (135.8 sq.m.) approx.



1ST FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



TOTAL FLOOR AREA: 2750 sq.ft. (255.4 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 Lancashire Borough Council

TENURE

Freehold

COUNCIL TAX BAND

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(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.

**Wainwright
&
Edwards**

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