



Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



£649,950

Long Acres Guide Road, Hesketh Bank, Preston, PR4 6XS



## PROPERTY SUMMARY

A rare opportunity to purchase an individual architect designed family residence set in circa 1.5 acres of mature grounds. To the front the imposing property is approached via a carriage driveway leading to the detached double garage and affording parking for several vehicles. The property provides a bright spacious and versatile accommodation briefly comprising reception hall, large open plan lounge and dining room with feature picture double glazed window with views over private grounds, kitchen, utility room, walk in pantry, second lounge with sliding doors to rear terrace. Four good size bedrooms ( master with recently updated en suite) and stunning family bathroom incorporation sunken bath, sink with vanity unit and wc. Outside the property stands in a mature private plot with large patio and mature herbaceous tree and shrub borders and detached brick built double garage and workshop which could subject to the usual planning consents be used as an ancillary property for a dependant relative or teenage suite.. Internal inspection strongly advised to appreciate the extent and quality of this property.









# GROUND FLOOR

2665 sq.ft. (247.6 sq.m.) approx.



TOTAL FLOOR AREA : 2665 sq.ft. (247.6 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

F

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	

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.