



Wainwright
&
Edwards

FOR SALE
01772 814863

£450,000

57 Boundary Lane, Hesketh Bank, Preston, PR4 6AJ

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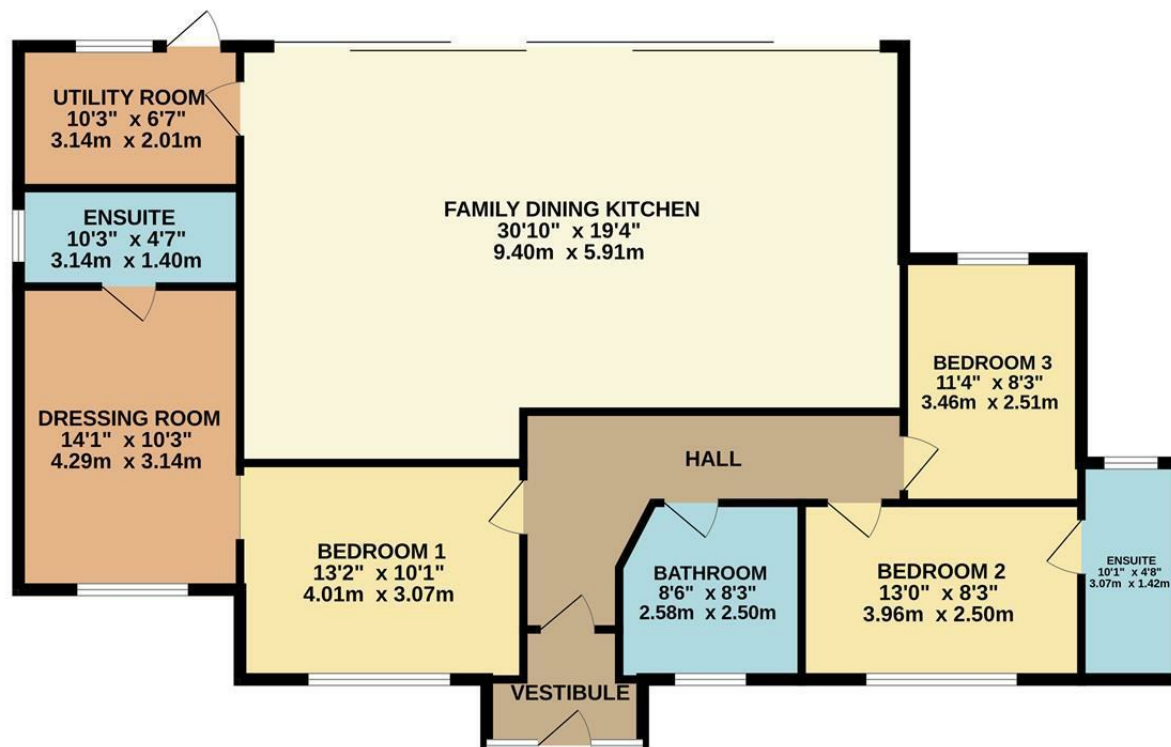
PROPERTY SUMMARY

Stunning architect designed detached true bungalow on quiet country lane. The spacious accommodation has been built and designed to the highest specification by the current vendors and briefly comprises vestibule, reception hall, open plan family kitchen with dining area and lounge area incorporating media wall and glass sliding doors opening to large terrace and private rear garden. Utility room, three double bedrooms, master with media wall, fish tank fireplace, fully fitted walk in dressing room and luxury en suite. Bedroom two also has a luxury en suite and bedroom three is service by its own private and beautifully fitted bathroom. The property benefits from under floor heating throughout, double glazing and the remainder of the house builders guarantee. Internal inspection essential to appreciate the extent and quality of this property.





GROUND FLOOR 1398 sq.ft. (129.9 sq.m.) approx.



TOTAL FLOOR AREA: 1398 sq.ft. (129.9 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

Lancashire

TENURE

Freehold

COUNCIL TAX BAND

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	84	
(69-80) C		
(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.