

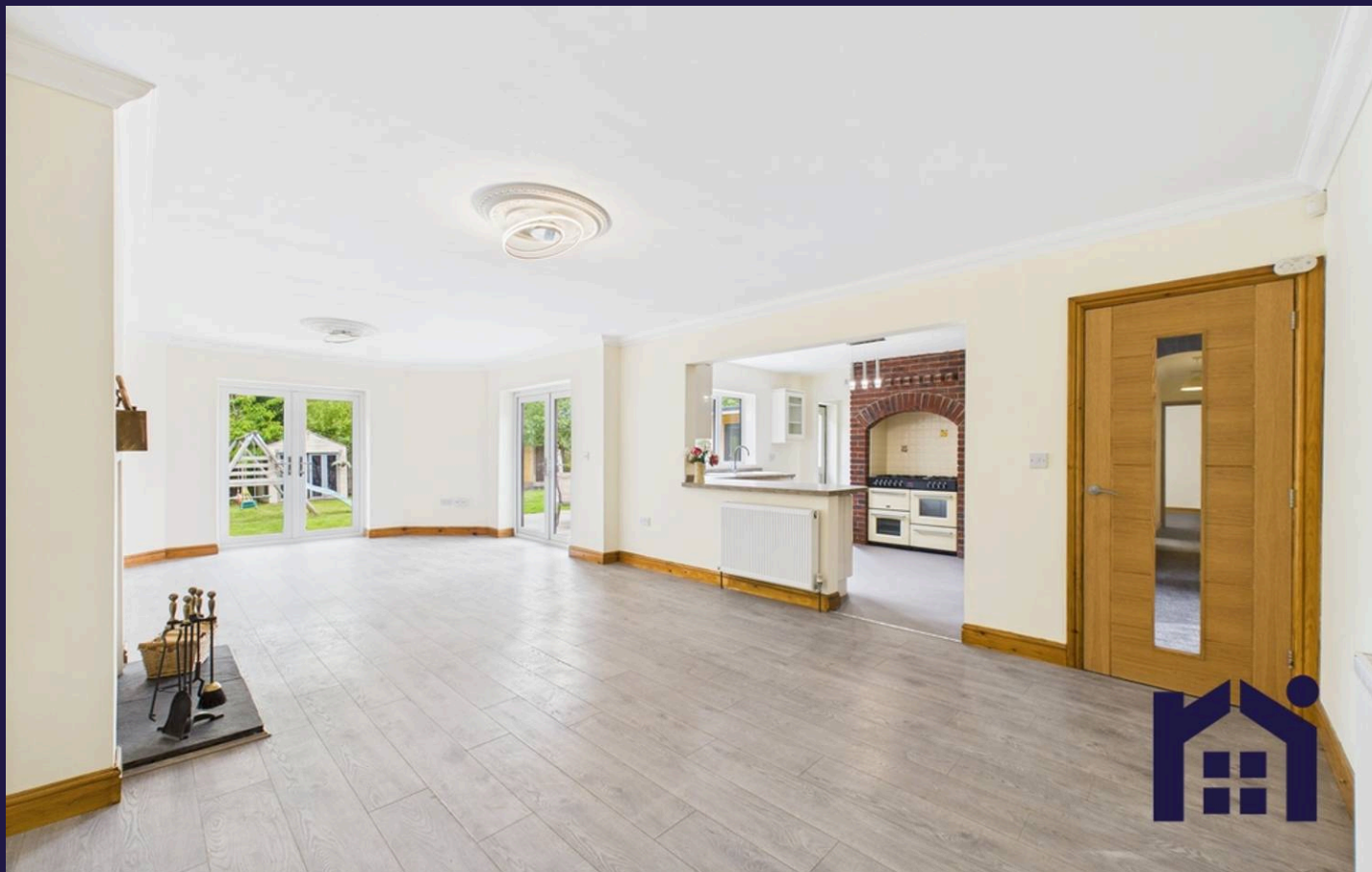
HOME  TRUTHS

Stocks Court, Heskin

PR7 5JN





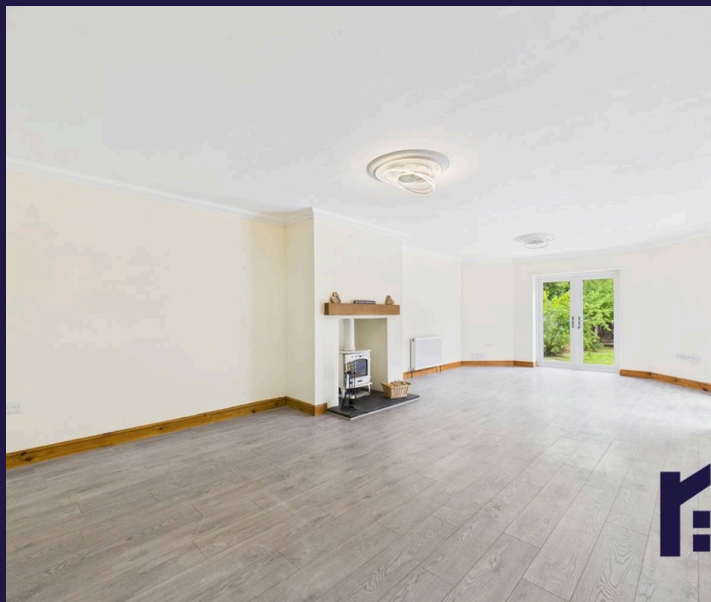


Gloriously versatile five double bedroom detached property on an exclusive development of only five individual properties. With over 2,800 square feet of accommodation this family home is available with no upward chain.

The block paviour driveway offers ample parking for several vehicles, has EV charging point and leads both to the garages and the main entrance. Step into the vestibule with cloakroom off comprising wc and wash hand basin. The entrance hallway is a room in its own right and double doors lead to the well proportioned living room to the front. To the rear is the heart of the home with multifuel stove, plenty of room for both dining and comfortable furniture and patio doors overlooking the garden. The kitchen comprises a range of wall and base units with ceramic sink and range cooker. A separate utility room has space, power and plumbing for additional appliances and there is an additional cloakroom adjacent to the back garden comprising wc and wash hand basin. Completing the ground floor accommodation are bedrooms four and five and a bathroom comprising bath, wc, wash hand basin and mixer shower in cubicle.

Step outside into the large garden with Indian stone sun terrace, mature planting, summerhouse and bespoke garden room with power and light, currently in use as a bar but which would also make a great home office. Either way, this is a delightful and private space in which to relax and entertain.

Back inside, stairs lead up to the first floor landing with the master suite having walk in wardrobe, eaves storage with light, and en suite comprising rainfall mixer shower in cubicle, wc





Gloriously versatile five double bedroom detached property on an exclusive development of only 5 individual properties. With 2,800 square feet of accommodation and available with no upward chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Delightful five bedroom property
- Over 2,800 square feet of versatile accommodation
- Exclusive location
- Large garden & bespoke garden room
- Virtual tour
- No upward chain



HOME  TRUTHS

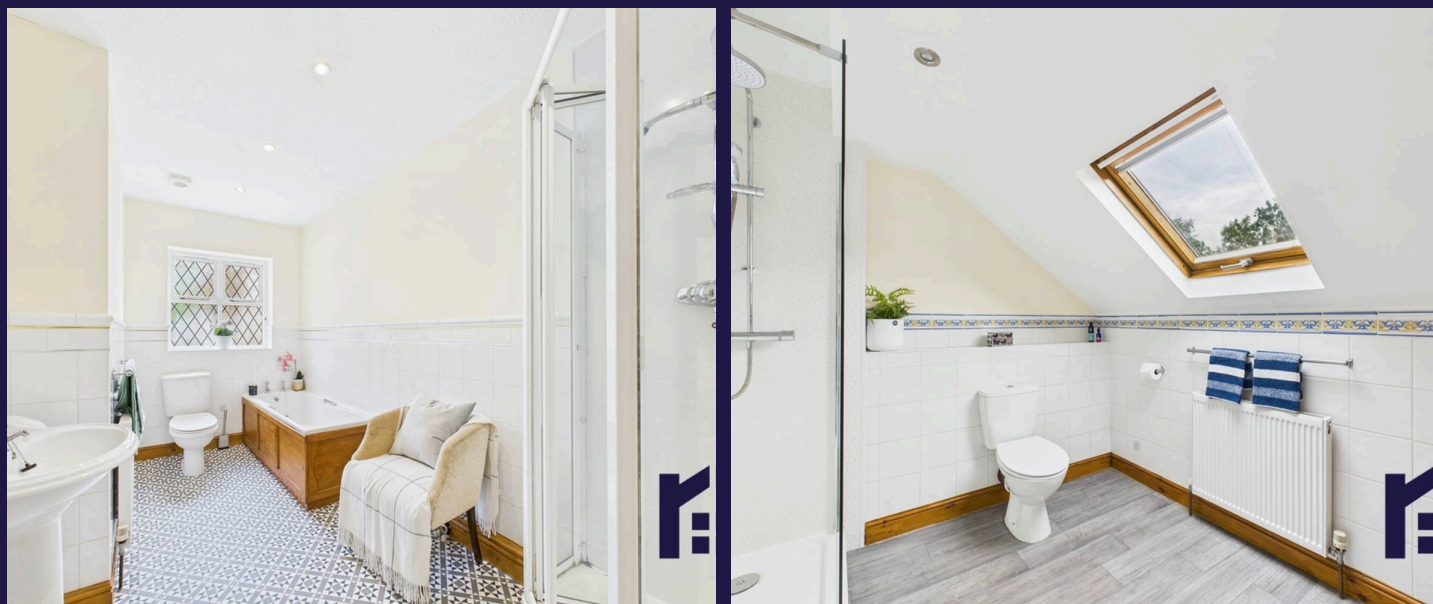
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Floor 1 Building 1



Floor 1 Building 2

Floor 2 Building 1

**Approximate total area<sup>(1)</sup>**

3158 ft<sup>2</sup>

293.6 m<sup>2</sup>

**Reduced headroom**

108 ft<sup>2</sup>

10.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360