

HOME  TRUTHS

Wood Lane, Heskin

PR7 5NP





Wonderful, individual detached property offering over 1900 square feet of accommodation which has been in the same family since it was built. With four bedrooms and beautiful open views to the rear this family home is available with no upward chain. To the front, the pressed concrete driveway leads past the lawn bordered by mature planting to the double garage, with electrically operated up and over door, and the main entrance. Step into the welcoming hallway and from there to the spacious living room with picture window overlooking the garden and the countryside beyond. The kitchen comprises a range of wall and base units with integrated appliances including refrigerator with freezer compartment, electric hob and double electric oven and grill. Leading off is an internal hallway and utility room with space power and plumbing for additional appliances. To the rear, the additional rooms could easily make a self contained annex with reception room having sliding patio doors out, bedroom, conservatory and beautiful bathroom comprising fully tiled elevations and flooring, bath, rainfall mixer shower in cubicle, wc, wash hand basin on floating vanity and ladder heated towel rail. Step outside into the gorgeous and private garden with upper and lower terraces, lawn, mature planting, greenhouse and sheds for that all important storage. This is a perfect place in which to relax and entertain. Back inside, stairs lead to the first floor landing, with bedrooms one and two both having built in wardrobes and the former having views over to Winter Hill. Bedroom three is a comfortable single and the family bathroom comprises bath with screen and shower attachment, wc and wash hand basin.

Individual detached property offering over 1900 square feet which has been in the same family since it was built. With four bedrooms and beautiful open views to the rear. No upward chain. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Individual detached property
- 1900 square feet of versatile accommodation
- Four bedrooms
- Beautiful views to the rear
- Virtual tour
- No upward chain



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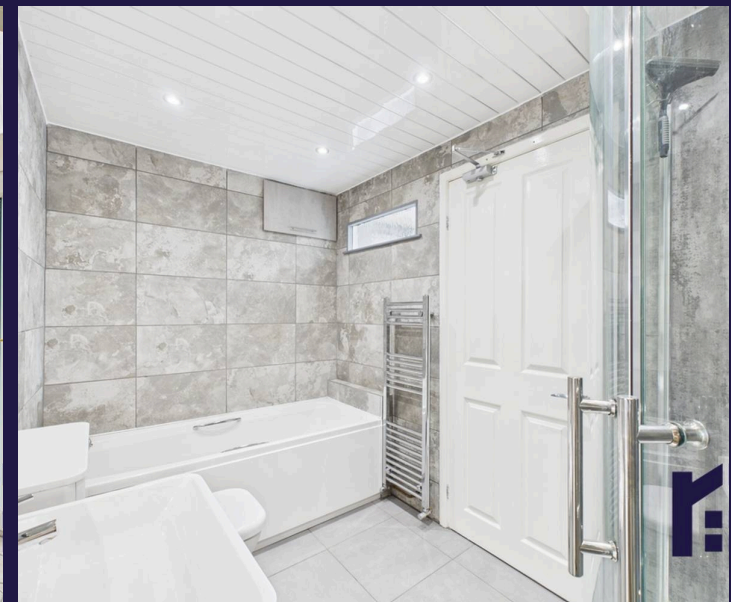
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Coppull Branch

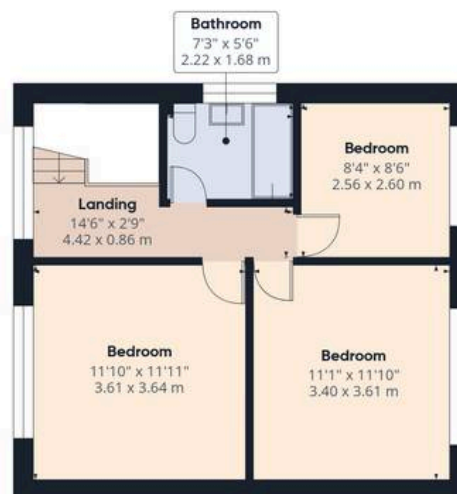
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1908 ft²

177.3 m²

(1) Excluding balconies and terraces

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

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