



Wood Lane, Heskin

PR7 5NT





Stunning, individual, detached three bedroom true bungalow just designed for relaxation, entertainment and family living with over 1100 square feet of accommodation, ample off road parking and large gardens to the rear with views out to Winter Hill and Rivington Pike. Pull onto the gold coast gravelled driveway which can accommodate several vehicles and leads to the garage and main entrance. Step into the welcoming hallway with Italian porcelain tiled flooring and from there to the living room which has patio doors overlooking the garden and plenty of space for both comfortable and dining furniture. Leading off is the glorious, bespoke cinema room, also with patio doors to the garden. The kitchen comprises a range of wall and base units with integrated appliances including a five burner gas hob, separate and full height refrigerator and freezer, dishwasher, washing machine, tumble drier and wine cooler. Bedrooms one and two are doubles with bedroom three a very comfortable single. The sumptuous bathroom comprises fully tiled elevations and flooring, bath, rainfall mixer shower in cubicle, wash hand basin on vanity, wc and ladder heated towel rail. Step outside onto the fabulous terrace with views over the large lawn bordered by mature planting to the countryside beyond. Towards the bottom of the 100 foot long garden is the evening terrace looking back at the property and the garage has power and light and doubles as a workshop.



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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Beautiful true bungalow
- Three bedrooms
- Over 1100 square feet of accommodation
- Gorgeous large terrace and 100 foot long garden
- Delightful views to the rear
- Virtual tour



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

1126.77 ft<sup>2</sup>  
104.68 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**