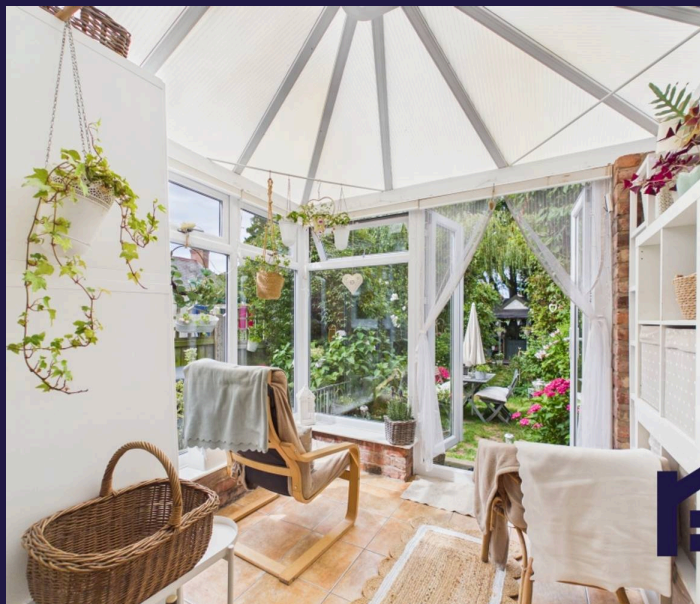


HOME  TRUTHS

Withington Lane, Heskin

PR7 5LW





Delightful period mid terrace property nestled along a quiet country lane in a highly sought-after location, within easy reach of excellent schools, local amenities and beautiful countryside walks. Offering approximately 1348 square feet of characterful accommodation together with a gorgeous cottage garden, this is a wonderful place to call home. The flagged driveway provides off-road parking for two vehicles and is currently enhanced with raised planting beds, creating a warm and welcoming approach. Step through the vestibule into the tiled entrance hallway which leads to the wonderful snug, complete with original flagged flooring and a wood burning stove providing the perfect place to relax on cooler evenings. To the front, the elegant bay-fronted living room features an impressive fireplace and currently serves as a tranquil family sitting room, whilst to the rear the light-filled dining kitchen offers a range of wall and base units together with space, power and plumbing for additional appliances. Leading off is the conservatory, enjoying delightful views over the beautiful rear garden and providing an ideal spot in which to unwind throughout the seasons. Step outside into the enchanting cottage garden, thoughtfully planted to encourage both wildlife and year-round colour. Wander along the winding pathways to discover a number of private seating areas before arriving at the charming garden studio, complete with power, lighting and a covered veranda, making it a versatile space whatever the weather. Back inside, stairs rise to the first floor landing where the principal bedroom enjoys fitted wardrobes and lovely views across neighbouring fields and mature trees. Bedroom three is a comfortable double overlooking the rear garden, whilst bedroom four is a generous single. The striking family bathroom has a double-ended bath, large separate mixer shower enclosure, hand basin, wc and heated towel rail.

Completing the accommodation is bedroom two, accessed via a space-saving staircase, benefiting from its own en suite comprising an electric shower, floating wash hand basin and wc. Combining period charm, versatile living space and a truly delightful garden, this superb family home has so much to offer.

- Beautiful period cottage
- Four bedrooms
- Over 1300 square feet of accommodation
- Virtual tour
- Gorgeous garden to the rear
- Sought after location



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Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
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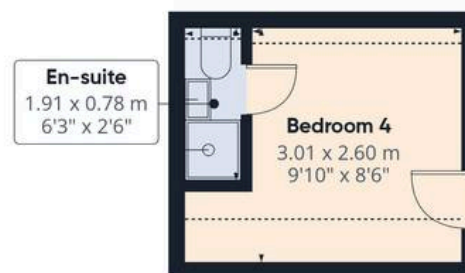




Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Approximate total area⁽¹⁾

111.9 m²

1205 ft²

Reduced headroom

3 m²

32 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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