

HOME  TRUTHS



Wood Lane, Heskin

PR7 5NT


£360,000



Lovely, spacious and extended period semi detached property within easy reach of primary transport routes, close to village and town centre amenities and available with no upward chain. Originally built by highly regarded local builders, Marsdens, this property has been in the same family for over 60 years and, as well as having Accrington faced brick to all elevations, it retains many of its original features including doors with bakelite handles, coving and picture rails. The property is approached by the extensive driveway which can accommodate several vehicles and leads both to secure parking and the main entrance. Step into the courtesy porch and from there to the welcoming hallway. Reception one is bay fronted and has the original pitch pine wooden flooring which runs through much of the ground floor. The dining kitchen comprises a range of wall and base units with space, power and plumbing for appliances, and opens to the garden room. Leading off is the utility with wc, wash hand basin, storage and space, power and plumbing for additional appliances. Step outside into the west facing rear garden with terrace, lawn and wildlife pond surrounded by railings for security, and the garage has electric roller shutter door, power and light and there is a workshop to the rear as well as a shed. Back inside, stairs lead to the first floor landing with bedroom one to the front having views over to Winter Hill and Rivington. Bedroom two is to the rear with views over fields and trees and having airing cupboard with boiler and hot water tank. Bedroom three is a comfortable single and the bathroom comprises a four piece suite in white.



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Council Tax band: D

Tenure: Freehold

- Semi detached period property
- Three bedrooms
- West facing garden
- Lounge, dining kitchen and conservatory
- Plenty of parking and garage
- No upward chain



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Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾
 1119.04 ft²
 103.96 m²

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.

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