

HOME  TRUTHS

Wood Lane, Heskin

PR7 5NS

In Excess of **£450,000**





Striking and spacious semi detached property with an absolutely stunning garden, double garage with additional accommodation above, with ample parking and within easy reach of primary transport routes, village amenities and sought after schools.

Electric gates open to the tarmac driveway with turning point, which can accommodate several vehicles and leads past the manicure lawn bordered by mature planting, to the detached garage and main entrance. A storm porch gives on to the welcoming hallway which leads to the bay fronted living room with cast iron fireplace and views over open countryside. To the rear, the dining room gives on to the conservatory overlooking the garden.

The modern kitchen benefits from underfloor heating and comprises a range of wall and base units topped with Dekton work surfaces and has integrated appliances including electric oven and grill, induction hob, refrigerator and freezer.

Externally the detached double garage offers storage, a gardener's loo and space, power and plumbing for additional appliances. There is also a drive through facility. A mezzanine floor has been installed which has been used for additional accommodation and includes walk in wardrobes and bathroom comprising rainfall mixer shower in walk in cubicle, wc, wash hand basin and ladder heated towel rail.



The delightful garden is the most perfect place to relax, play and entertain with sun terrace, large lawn with meandering path, and vibrant and abundant planting with topiary, acers, verbena, clematis and rudbeckia to name but a few leading down to a toffee apple tree whose scent at this time of year is just gorgeous.

Back inside, stairs lead up to the first floor landing with bedroom one a spacious double with views over open countryside. Bedroom two is a second double overlooking the garden with bedroom three a very comfortable single currently operating as a home office. The bathroom comprises a very sociable double ended bath, wash hand basin and mixer shower in cubicle with a separate wc.

With over 1800 square feet, this lovely family home has plenty to offer so do give us a call to arrange a viewing and make it yours. Council tax D, EPC D, Freehold.



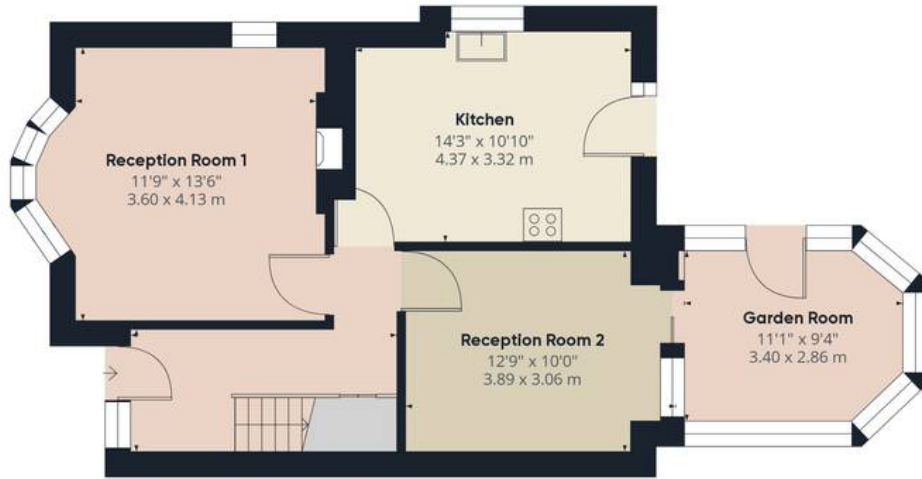
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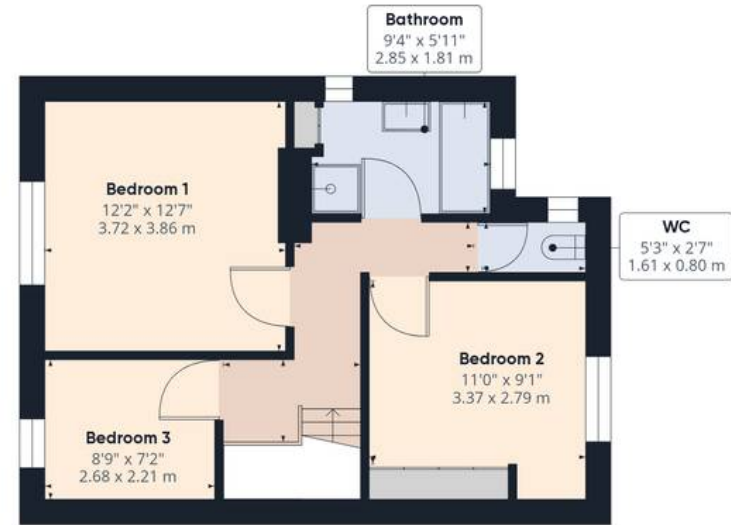
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2



Floor 2 Building 2

Approximate total area⁽¹⁾

1862.57 ft²
173.04 m²

Reduced headroom

1202.54 ft²
10.38 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

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