

Wood Lane, Heskin

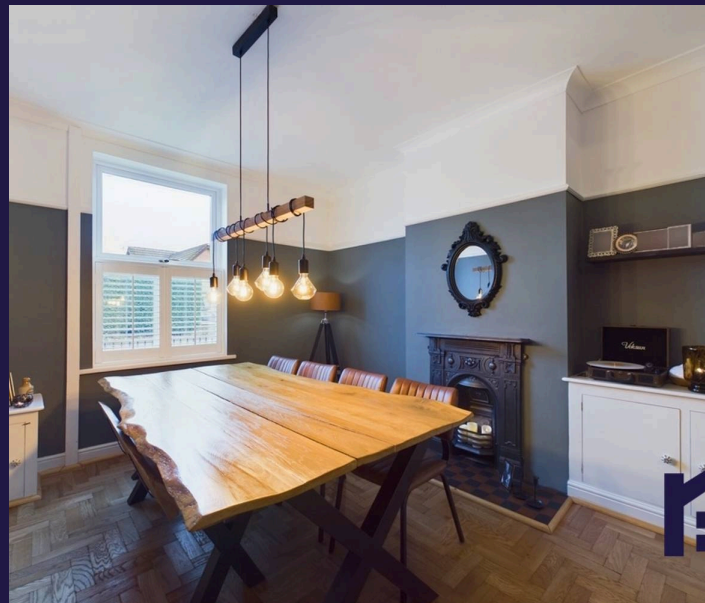
PR7 5NP

In Excess of £250,000





Stunning, extended mid terrace property retaining a number of period features, with ample parking to the rear, three bedrooms and over 900 square feet of sumptuous accommodation. The style and elegance of this property starts at the garden gate where a tiled pathway leads past the lazy lawn to the main entrance with Rennie Mackintosh style windows in the front door. The vestibule and hallway are also tiled and lead to the living area with parquet flooring that divide naturally into a dining area and snug with multifuel stove in hearth. To the rear, the breakfast kitchen comprises a range of wall and base units with quartz work surfaces and etched drainer, Belfast sink and integrated appliances including induction hob, electric oven and grill, microwave, refrigerator, freezer and washing machine. Step outside into the courtyard garden which leads in turn to parking which could accommodate a caravan or motorhome, and the garden room with power and light. Back inside, stairs lead to the first floor landing with ladder access to the boarded roof with light. Bedroom one has built in storage and views out to the Lancashire Pennines. Bedrooms two and three can also accommodate a double with the latter having panelled walls, and both having original doors and floorboards. Completing the first floor the chic bathroom comprises slipper bath with shower attachment, wc with high cistern, wash hand basin and period style towel rail.



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Delightful end terrace property
- Three bedrooms
- Beautifully presented
- Ample parking
- Virtual tour
- Multifuel stove

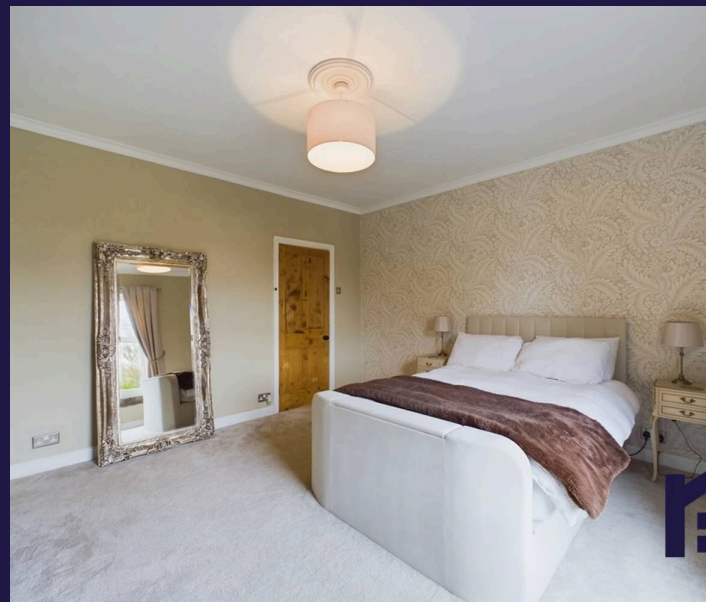


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Floor 1



Floor 2

Approximate total area⁽¹⁾

931.08 ft²

86.5 m²

(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