



Oakdene
17 Becconsall Lane
Hesketh Bank
Preston
PR4 6RR



Asking Price £435,000

- **Three / Four Bedroom Detached Family Home**
- **Semi Rural Historic Landmark Road**
- **Ground Floor WC & First Floor Bathroom**
- **Bespoke Oak Kitchen**
- **Fantastic Scope for Extensions (Subject to Relevant Permissions)**
- **Mature Plot of Approximately 1/4 Acre**
- **Lounge, Sitting Room & Open Plan Kitchen & Dining Room**
- **Gated Driveway & Attached Garage**
- **Beautiful Garden Views**
- **UPVC Double Glazing, GCH & EPC Rating of D**

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Email: info@smartmoveproperties.net

NB: Please contact our office prior to viewing externally or internally any of our properties



ACCOMMODATION

Entrance Hall 19' 8" x 8' 11" (6.007m x 2.72m)

Maximum width listed which excludes the staircase. Internal doors lead to the lounge, sitting/dining room, kitchen and to the ground floor WC. Staircase lead to the first floor of the property with oak handrails and a built in storage cupboard beneath.

Ground Floor WC / Cloakroom 3' 11" x 3' 4" (1.19m x 1.019m)

Two piece fitted suite consisting of a low level WC and a wall mounted hand wash basin. Window to the front elevation of the property with frosted privacy glass. Porcelona tiled floor.

Lounge 15' 8" x 12' 11" (4.785m x 3.944m)

Feature fireplace with a fitted living flame gas fire and limestone surround and hearth. TV point. Bay window to the front of the property with views over the large front garden. Smaller window to the side elevation with views over the side garden.

Sitting Room / Ground Floor Forth Bedroom 13' 2" x 11' 11" (4.016m x 3.63m)

Large glazed French doors and surrounding windows look to the rear and open out to the rear gardens. TV and BT points. Window to the side of the property with views over the side garden. A flexible room currently utilised as a reception room, though would also lend itself to being a ground floor forth bedroom.

Kitchen 9' 10" x 8' 10" (3m x 2.695m)

In keeping with the name 'Oakdene' the kitchen boasts an bespoke Oak kitchen consisting of free-standing units, making the room flexible in layout to suit the intending purchasers preference. The units include a plumbed sink unit with storage beneath and a built in drainer, low level units which currently reside either side of the free-standing cooker and a tall larder unit. The kitchen is open plan through to the dining room, with the measurements above being for the kitchen alone. Window to the rear elevation of the property. Spotlights. Extractor fan. Limestone effect tiled floor.

Dining Room 13' 9" x 8' 11" (4.197m x 2.709m)

French doors open to the rear and out to the gardens. Window to the side. Limestone effect tiled floor. Spotlights. TV point.





Landing

Loft access point with a fold-down loft ladder fitted. The loft is partly boarded for useful storage. Window to the side of the property. Internal doors lead to all of the bedrooms and also to the bathroom.

Bedroom One 15' 9" x 12' 11" (4.791m x 3.937m)

Bay window to the front with the length of the room at 4.791m being taken into the bay.

Bedroom Two 12' 5" x 11' 11" (3.787m x 3.633m)

Window to the rear with pleasant views over the rear gardens.

Bedroom Three 9' 7" x 8' 11" (2.933m x 2.715m)

Window looking to the front elevation.

Bathroom 9' 10" x 8' 10" (2.996m x 2.705m)

Modern white three piece fitted bathroom suite consisting of a steel, double ended panelled bath with shower over and a fitted shower screen door with integrated thermostatic shower and bath mixer tap feature, pedestal hand wash basin and a low level WC. Porcelona tiled walls and tiled floor. Windows to the side and rear with frosted privacy glass. Spotlights. Built in linen cupboard with bespoke oak doors.

Garage 15' 6" x 9' 1" (4.72m x 2.759m)

Attached to the right-hand side of the property is a single garage for off road parking or useful storage. Light and power. Side access door as well as the main up-and-over front door to the front. Fitted in the garage is the Glow-Worm condensing boiler for the property's gas central heating system. The vendors informs us that the construction of the garage is double skinned and offers scope for conversion to additional; living space (subject to relevant permissions.)

Exterior

Off road parking is accessed through wrought iron double gates to the front onto a generous paved driveway, leading in turn to the single garage for further secure parking. The plot the property occupies is approximately 1/4 acre, with the house sitting evenly in the centre and as such creating good sized gardens to the front, side and rear. The front garden is laid to lawn with an enclosed perimeter of hedging and fences. To both the left and right-hand sides is gated access leading around the property. To the left is a lawned garden play area which opens round to the main gardens to the rear. The rear again is enclosed with a fenced perimeter and mature trees towards the end of the perimeter. The rear garden is generously sized, not directly overlooked and really must be seen first hand in order to fully appreciate its size. At the end of the garden is a large timber garden shed.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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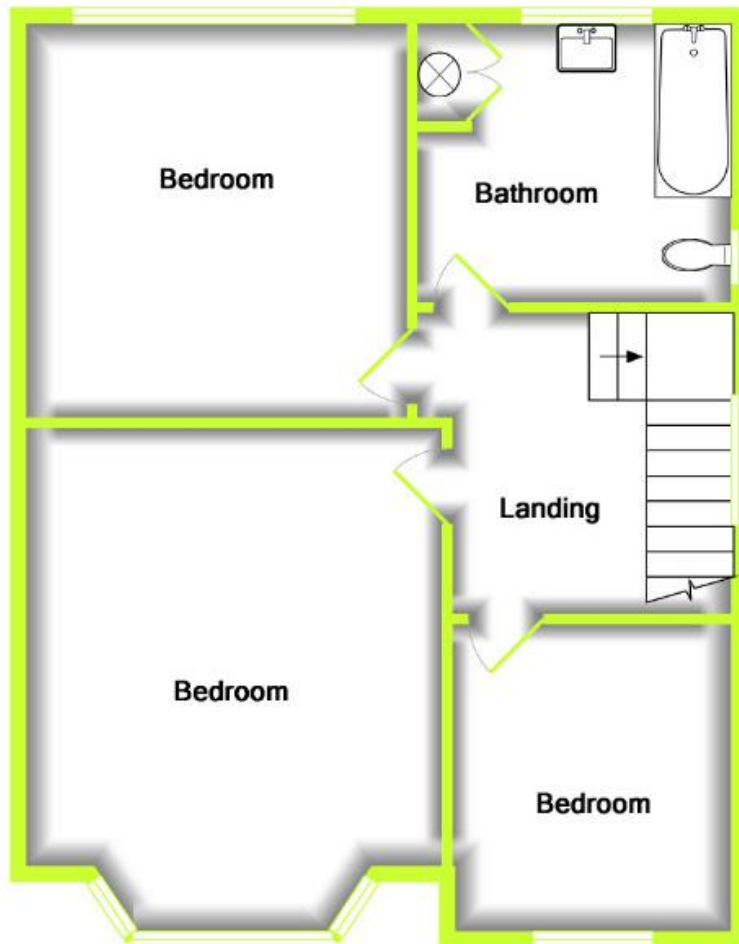
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Ground Floor



1st Floor

Energy Performance Certificate



17, Becconsall Lane, Hesketh Bank, PRESTON, PR4 6RR

Dwelling type: Detached house
Date of assessment: 10 November 2015
Date of certificate: 10 November 2015
Reference number: 8890-4404-9029-3497-0953
Type of assessment: RdSAP, existing dwelling
Total floor area: 120 m²

Use this document to:

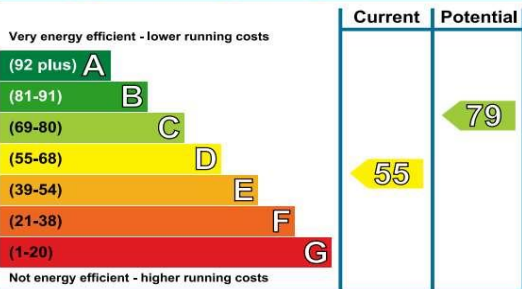
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,311
Over 3 years you could save	£ 1,533

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 207 over 3 years	
Heating	£ 3,552 over 3 years	£ 2,304 over 3 years	
Hot Water	£ 423 over 3 years	£ 267 over 3 years	
Totals	£ 4,311	£ 2,778	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 1,056	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 222	✓
3 Low energy lighting for all fixed outlets	£40	£ 108	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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