



52 Moss Lane, Hesketh Bank
Preston

£250,000



52 Moss Lane

Hesketh Bank, Preston

Spacious three-bed semi with lift, wide hallways, three reception rooms, conservatory, wet room, private garden, driveway, garage. Accessible and chain-free.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO CHAIN
- Three Bedroom Semi-Detached
- Three Reception Rooms
- Downstairs WC
- Wet Room
- Accessibility Lift
- Conservatory/Sunroom
- Garage

Entrance

Laminate floor. Understairs storage.

Lounge

Electric fire, laminate floor, window to front.

Dining Room

Open from the living room, laminate floor, window to rear.

Kitchen

Good range of eye and low level units, single composite sink.

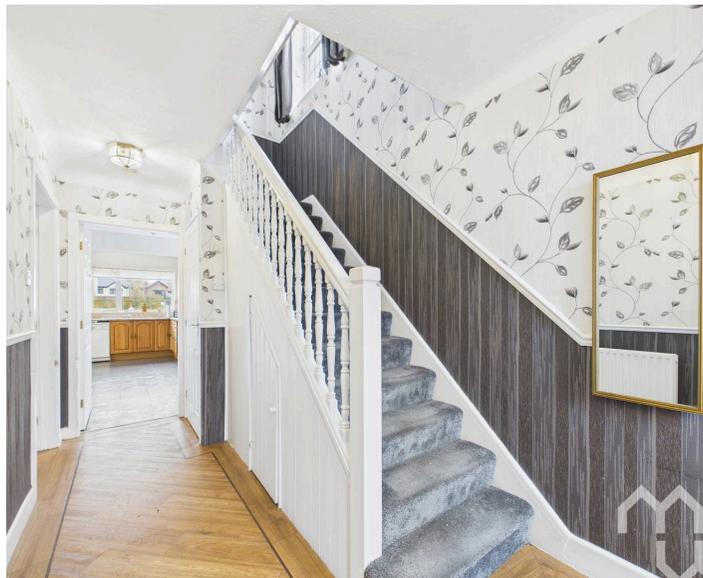
Integrated appliances include: fridge/freezer, electric oven, electric hob and extractor fan. Space for dishwasher, plumbed for washing machine. Window to rear and side and door to side.

Downstairs WC

Low level wc, wall mounted wash hand basin, laminate floor, window to side.

Conservatory/Sunroom

Tiled floor, window to rear and door to side.



**First Floor Landing**

Window to side, landing widened for accessibility.

Bedroom One

Fitted wardrobes, laminate floor, fitted lift access, window to front.

Bedroom Two

Fitted wardrobes, window to rear.

Bedroom Three

Window to front.

Wet Room

Full wetroom. Three-piece suite including electric shower, low-level wc, pedestal wash hand basin. Fully tiled walls, window to side.

Garage

Detached garage, with electric.

FRONT GARDEN

Large driveway, stoned area with hedged borders.

REAR GARDEN

Lawned area, patio areas, shed, established borders with shrubs.
Access to garage to the rear.

DRIVEWAY

4 Parking Spaces

Large multi car driveway.



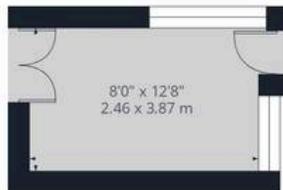




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1209 ft²

112.3 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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