



295 Wood Lane, Heskin, Heskin PR7 5NT

Price Guide £210,000



With stunning open views to the rear, a two bedroom property with two receptions, gardens and parking to the rear. Semi rural location yet convenient for motorway transport links. NO CHAIN.



ACCOMMODATION COMPRISES;
UPVC front door leading into entrance hall.

ENTRANCE HALL
Stairs to first floor accommodation.

LOUNGE
Double glazed window to front. White fireplace with gas fire set on hearth. Radiator.

DINING ROOM
Double glazed window to rear. Gas fire. Understairs storage. Radiator.

KITCHEN
Double glazed window to side and rear, UPVC exit door, fitted with a range of cream wall and base units to include drawer units with wood effect work tops, incorporating round stainless steel sink unit with mixer tap, space for fridge freezer, free standing four ring gas cooker, tiled to splash backs, tiled floor, plumbed for automatic washing machine.

FIRST FLOOR ACCOMMODATION;

BEDROOM 1
Double glazed window to front. Free standing wardrobe, and over bed storage with single wardrobes to either side. Radiator.

BEDROOM 2
Double glazed window to rear with views towards Rivington. Built in double wardrobe with storage above. Radiator.

BATHROOM
Double glazed opaque window to rear. Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin and low level w.c. Built in airing cupboard housing Main Eco Elite gas boiler with shelving and storage above. Radiator.

REAR YARD
Paved patio and raised decked patio, brick built outbuilding, incorporating outside w.c. and storage.

REAR
To the rear of the property is a garden area with parking spaces for two cars. Open views over farm land.

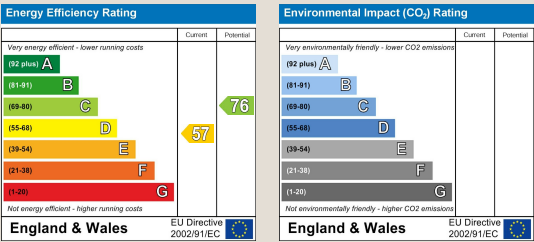
Area Map



Floor Plans



Energy Efficiency Graph



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