



136 Moss Lane, Hesketh Bank

Preston

Guide Price **£625,000**



136 Moss Lane

Hesketh Bank, Preston

Stunning 5-bed detached house in sought-after community. Bespoke craftsmanship & contemporary design. Elegant & spacious with open-plan kitchen/diner/living area. Luxurious master suite, landscaped garden, garage & workshop. A masterpiece of country modern living.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Five Bedrooms
- Master Suite
- Open Plan Kitchen/ Diner/ Living
- Three Bathrooms
- Three Reception Rooms
- Multicar Driveway
- Garage/Workshop
- Utility & WC
- Bespoke Build Over 3000 Square Foot

Entrance

Wood laminate floor.

Front Room

Window to front. Fireplace with an electric fire.

Dining Room

Window to front.

WC

Laminate floor. Low-level wc, pedestal wash hand basin.

Open Plan Kitchen, Dining, Living

Excellent range of eye and low level units; 1.5 ceramic sink. Integrated fridge, freezer, dishwasher, electric oven, gas hob, extractor fan. Breakfast island with storage. Laminate floor, Wood worktops. Bi-folds to the rear, window to the side, and two Velux. Dining area and living area with log burner.

Utility Room

Good range of units, combi boiler, space for fridge/freezer, plumbed for washing machine and tumble dryer, Belfast sink. window to rear.

Garage

Workshop space with electricity.





First Floor Landing

Spacious landing, window to front.

Bedroom Two

Window to front.

En suite

Three-piece suite comprising of; shower cubicle, low-level WC and pedestal wash hand basin, part tiled walls. Window to rear.

Bedroom Three

Window to front.

Bedroom Four

Window to rear, laminate floor.

Bathroom

Four-piece suite comprising of; mains shower cubicle, panelled bath, pedestal wash hand basin, and low level WC. Cushion vinyl flooring, part tiled walls. Window to rear.

Second Floor Landing

Master Bedroom

Spacious bedroom with sitting area and dressing area. Two Velux windows to the front and two to the rear.

Fifth Bedroom/Dressing Room

Fitted wardrobes, window to front.

Bathroom

Four-piece suite comprising of a free-standing bath, mains shower cubicle, pedestal wash hand basin, low-level wc, part tiled walls, and cushion flooring. Velux to rear.

Second Floor Landing

Master Bedroom

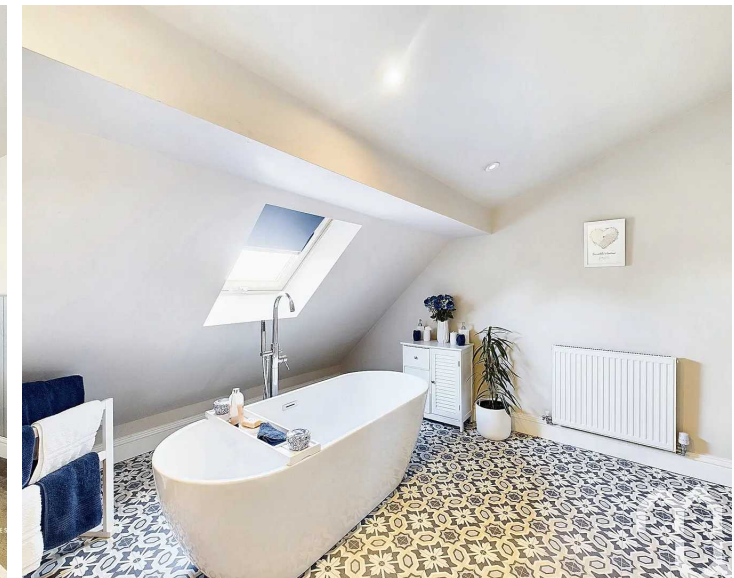
Spacious bedroom with sitting area and dressing area. Two Velux windows to the front and two to the rear.

Fifth Bedroom/Dressing Room

Fitted wardrobes, window to front.

Bathroom

Four-piece suite comprising of a free-standing bath, mains shower cubicle, pedestal wash hand basin, low-level wc, part tiled walls, and cushion flooring. Velux to rear.





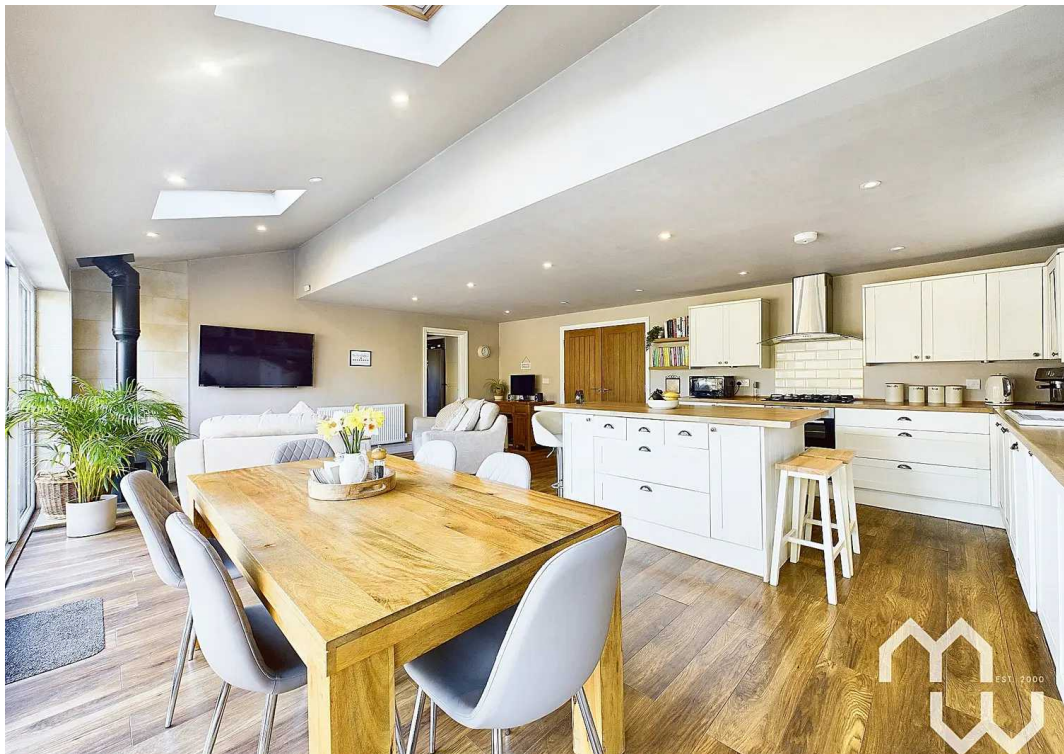
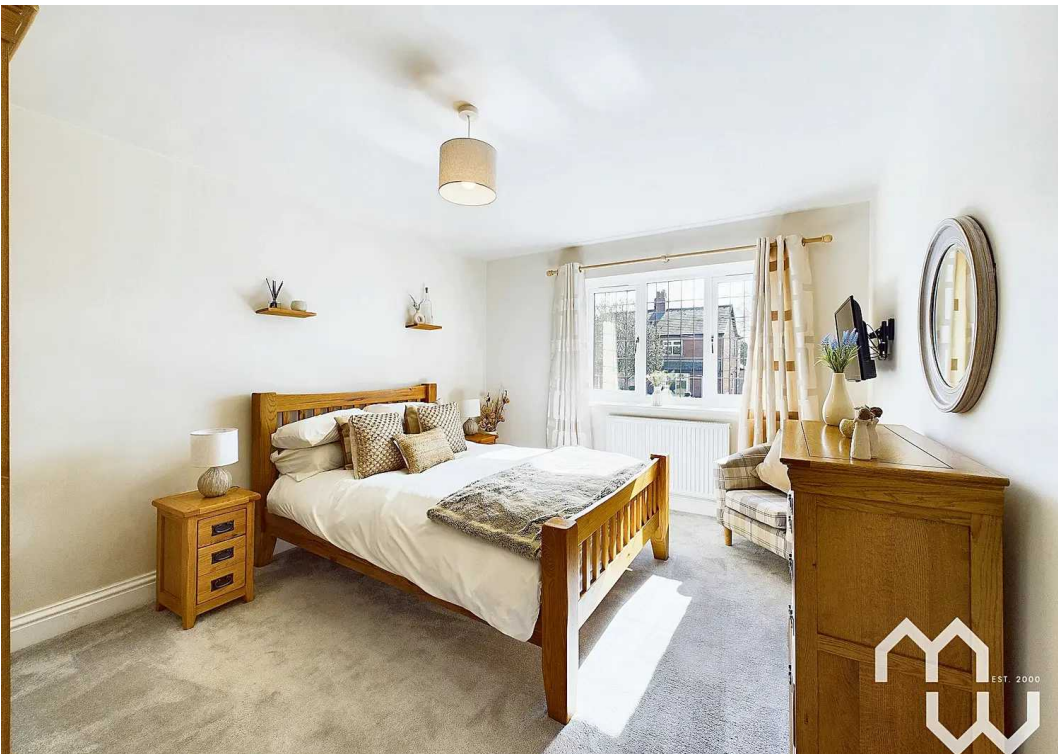
Outside

Front

Stoned multi-car driveway

Rear

Landscaped garden, with patio, established borders, artificial grass, and bespoke pergola.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

3060.96 ft²

284.37 m²

Reduced headroom

285.56 ft²

26.53 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ready to make your next move? Let us help you find your dream home.

With over 20 years' experience in the North West property market we know what it takes to match buyers with sellers. After all, that's why this brochure is now in your hands!

We are streets ahead of our competitors because we know what it takes to make your move smooth, stress free and profitable.

Looking to list your property?

Thanks to our unique selling models and team of dedicated MovingWorks Property Partners, we combine a forward-thinking and technology-driven approach with a genuinely personal touch.

Why not call us on 01772 615550 now?

Introducing MWConcierge

Helping you take the time and stress out of mortgages, conveyancing, removals and more.

We understand that no matter how experienced you are at buying and selling properties, the to-do list can often be daunting at the start of any move. Let us take the hassle out of many of those challenging tasks and make your move that little bit smoother with MWConcierge.

Our awards and accreditations

MovingWorks is proud to have won not one but two British Property Gold Awards in recent years, demonstrating our best-in-class service and commitment to excellence. As registered members of The Property Ombudsman and NAEA Propertymark estate agents we are also able to demonstrate that we adhere to the highest industry standards, providing our clients with genuine peace of mind.

