



**94 Station Road, Hesketh Bank**

Preston

**£450,000**



## 94 Station Road

Hesketh Bank, Preston

Nearing completion of works; this wonderful and welcoming family home is built by family builders, part of a development of two executive detached four-bedroom, bespoke properties, offering plenty of space for a growing family to enjoy with both shared space and plenty of room for privacy.

Tenure: Freehold

- Bespoke New Build
- Detached
- Four Bedroom
- Master with En-suite
- Kitchen Dining Living
- Utility Room
- Downstairs WC
- Bi-Folds
- Ground Floor Under Floor Heating

### Entrance

Cloak cupboard with underfloor heating unit and facilities.  
Herringbone style flooring.

### Lounge

Window to front, Bi-fold doors to rear. \*photo virtually staged

### Kitchen, Dining, Living

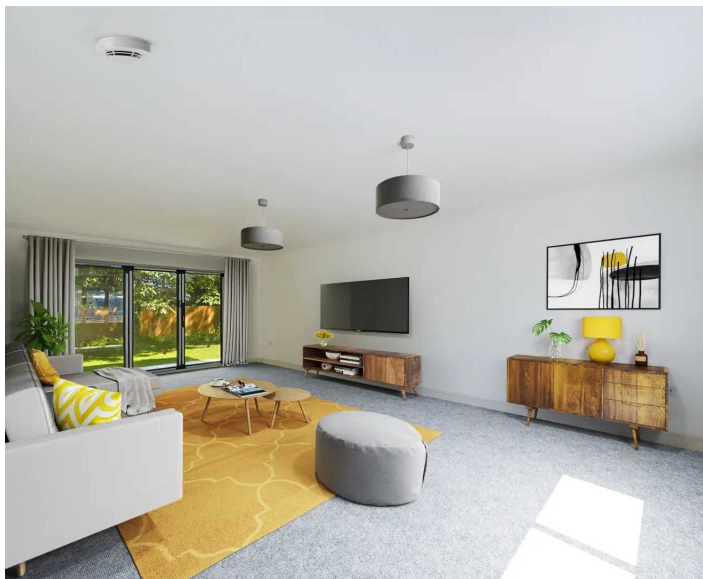
Excellent range of eye and low-level units, quartz worktops, inset stainless steel sink, Quooker tap, island with breakfast bar, induction hob, and ceiling hood (Prima), integrated double oven, fridge/freezer, and dishwasher all appliances Bosch. Natural oak Herringbone floor. Open plan for dining area and or living area. Window to front, Bi-fold doors to rear. \*Please note this is a CGI from an external source.

### Utility Room

Good range of units, plumbed for washing machine and tumble dryer. Natural oak Herringbone floor. Door to rear.

### Downstairs WC

Low level WC, vanity wash hand basin, Natural oak Herringbone floor.





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Cloak cupboard with underfloor heating unit and facilities. Herringbone style flooring.

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### **Kitchen, Dining, Living**

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### **Utility Room**

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### **Downstairs WC**

Low level WC, vanity wash hand basin, Natural oak Herringbone floor.

### **First Floor Landing**

Oak staircase, double storage cupboard on landing.

### **Bathroom**

Four-piece suite comprising of a panelled bath, separate shower cubicle, low level WC and vanity wash hand basin. Window to rear. Fully tiled walls and floor.

### **Master Bedroom**

Window to side and rear. \*photo virtually staged

### **En-suite**

Three-piece suite comprising of; low-level WC, shower cubicle, vanity hand wash basin, fully tiled walls and floor. Window to front.

### **Bedroom Two**

Window to front.

## FRONT GARDEN

Lawn to front and triple driveway.

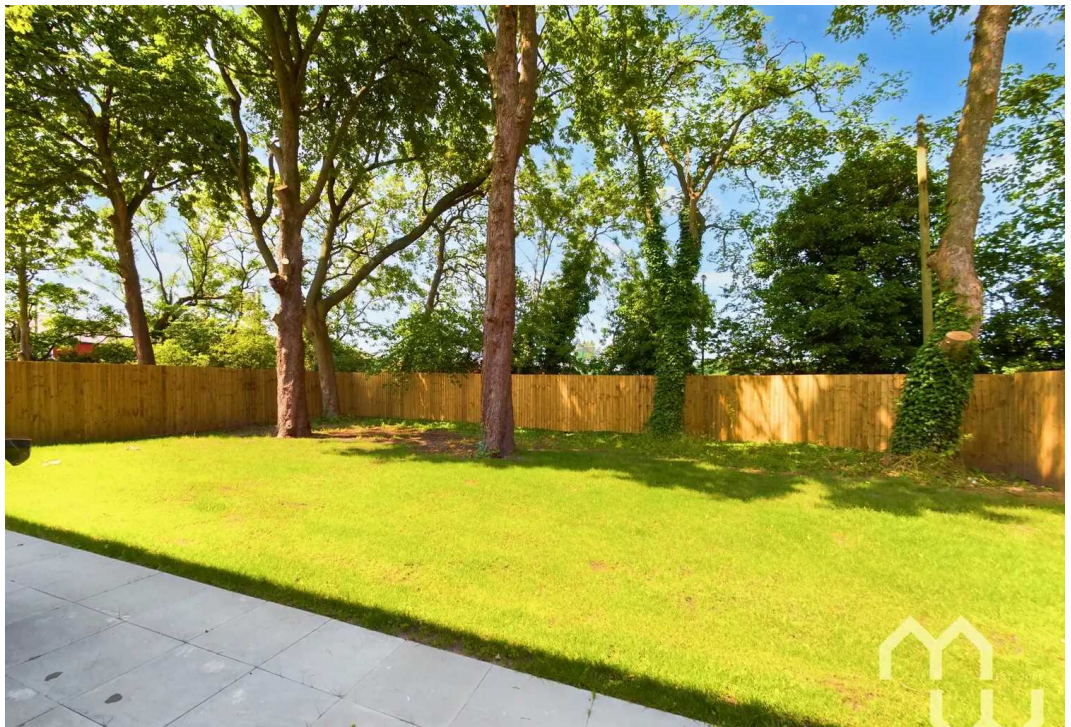
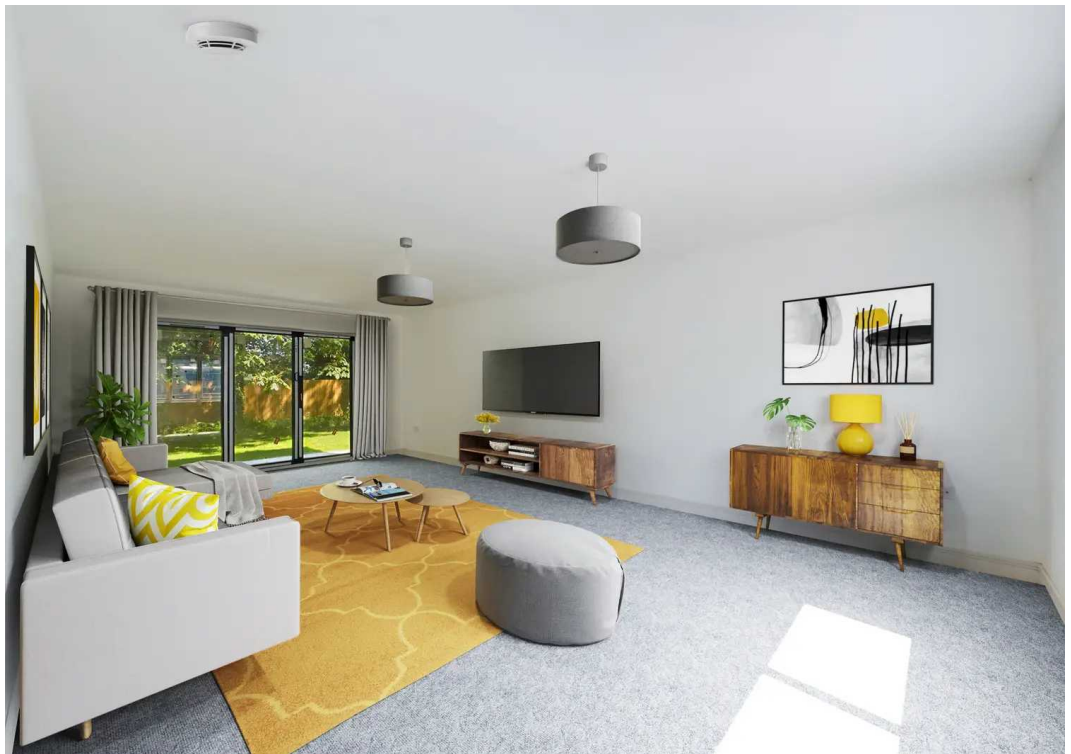
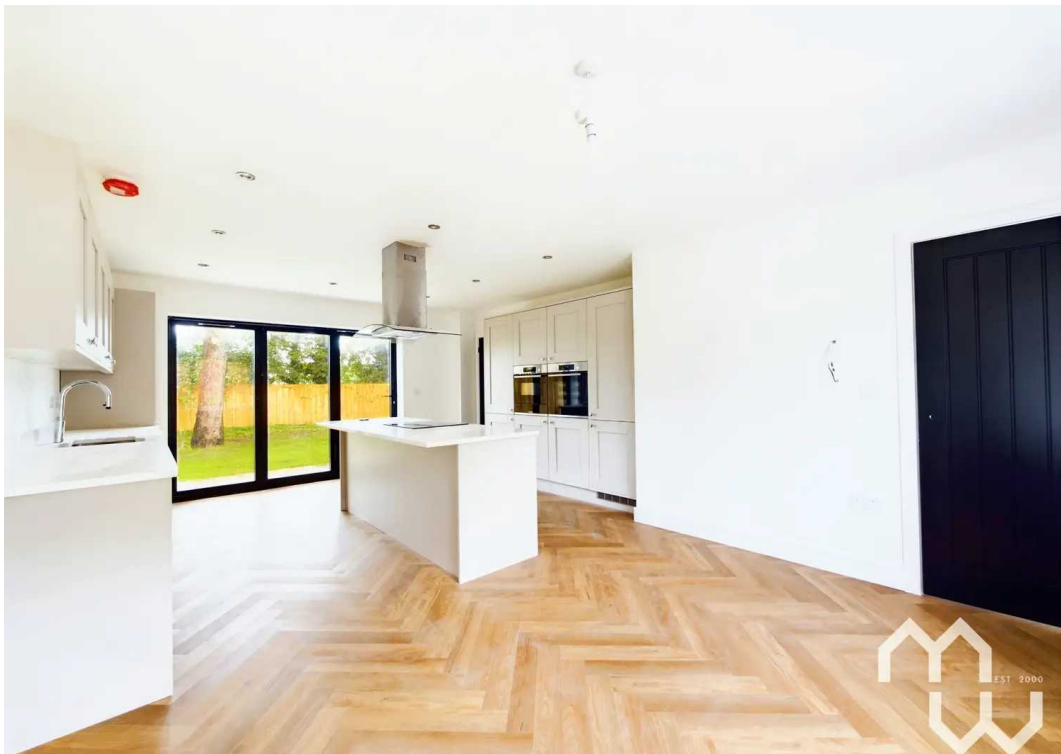
## REAR GARDEN

Lawn to side and rear.

## ON DRIVE

3 Parking Spaces

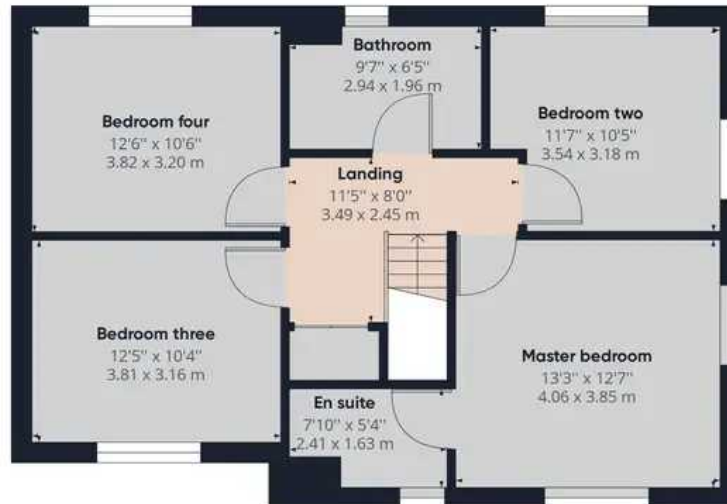








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1516.28 ft<sup>2</sup>

140.87 m<sup>2</sup>

**Reduced headroom**

22.40 ft<sup>2</sup>

2.08 m<sup>2</sup>

(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.

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