



118 Chapel Road, Hesketh Bank

Preston

Guide Price **£330,000**





118 Chapel Road

Hesketh Bank, Preston

Wonderful family home with gated driveway for multiple cars. Spacious entrance, lounge, dining room, open plan kitchen, sunroom. Four bedrooms, master with en suite. Landscaped garden with patio area. Double garage with utility area. Central to amenities, schools, and churches. Must-see property!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Detached Four Bedroom
- En-Suite Shower Room
- Large Gated Drive
- Three Reception Rooms
- WC
- Landscaped Garden
- Double Garage
- Potential To Create Open Plan Living Across Rear

Entrance Hallway

Storage cupboard.

Downstairs WC

Low-level wc, pedestal wash hand basin, part tiled walls and tiled floor. Window to front.

Kitchen

Good range of eye and low-level units, one and half composite sink. Integrated appliances include dishwasher, fridge/freezer, electric oven, electric hob, extractor fan. Space for a microwave. Breakfast bar/ dining area into sunroom. Window to rear.

Sun Room Open From Kitchen

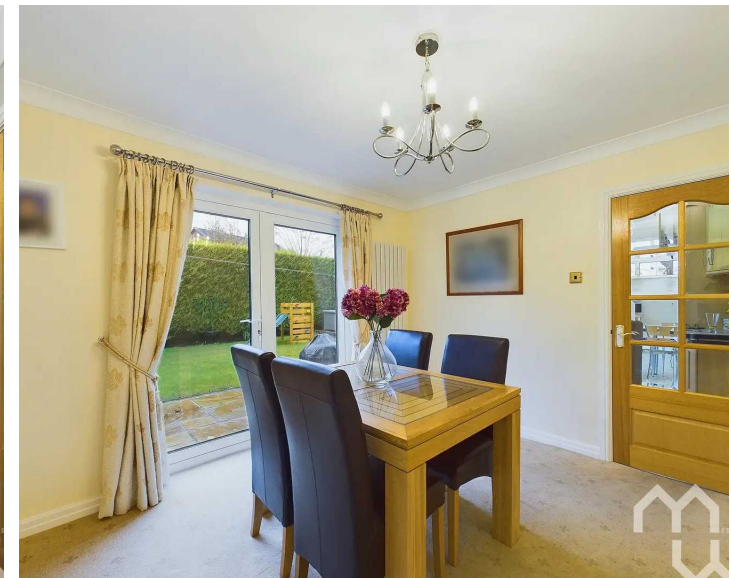
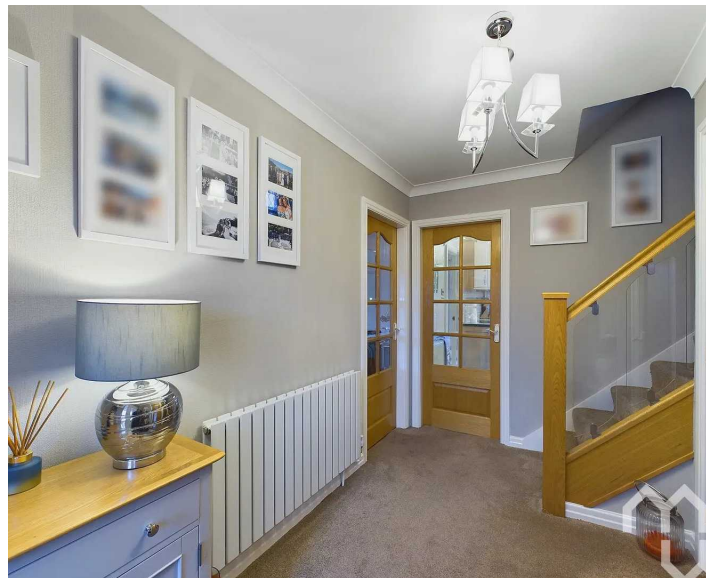
Fitted dining area, window and French doors to rear, door to side. Tiled floor.

Dining Room

French doors to rear.

Living Room

Fireplace with gas fire. Window to side and front.





First Floor Landing

Bedroom One

Window to front.

En Suite Shower Room

Vanity wash hand basin, mains shower cubicle, tiled floor and walls.

Bedroom Two

Fitted wardrobes. Window to front.

Bedroom Three

Window to front and side. Fitted wardrobes.

Bedroom Four

Fitted wardrobes, window to rear.

Bathroom

Three-piece suite comprising of: tiled bath with mains shower over, low-level wc, vanity hand wash basin, tiled walls, and floor. Window to rear.

FRONT GARDEN

Lawned area, established borders, large gated drive.

REAR GARDEN

Substantial patio area, lawned garden, established hedges, side access to front.

GARAGE

Double Garage

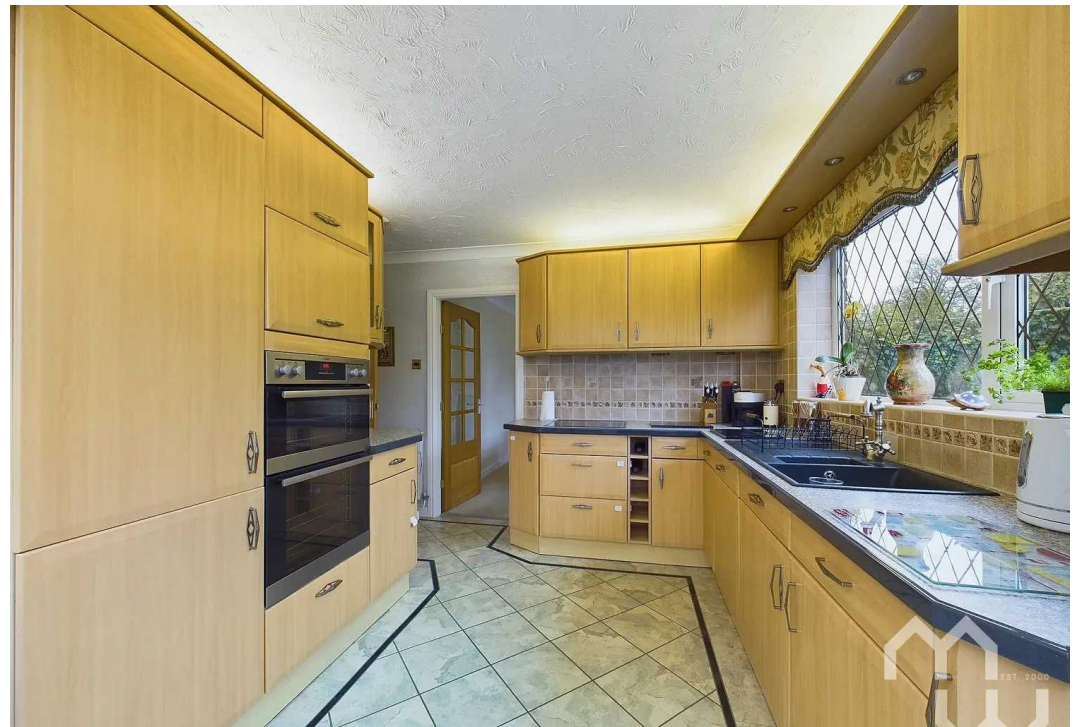
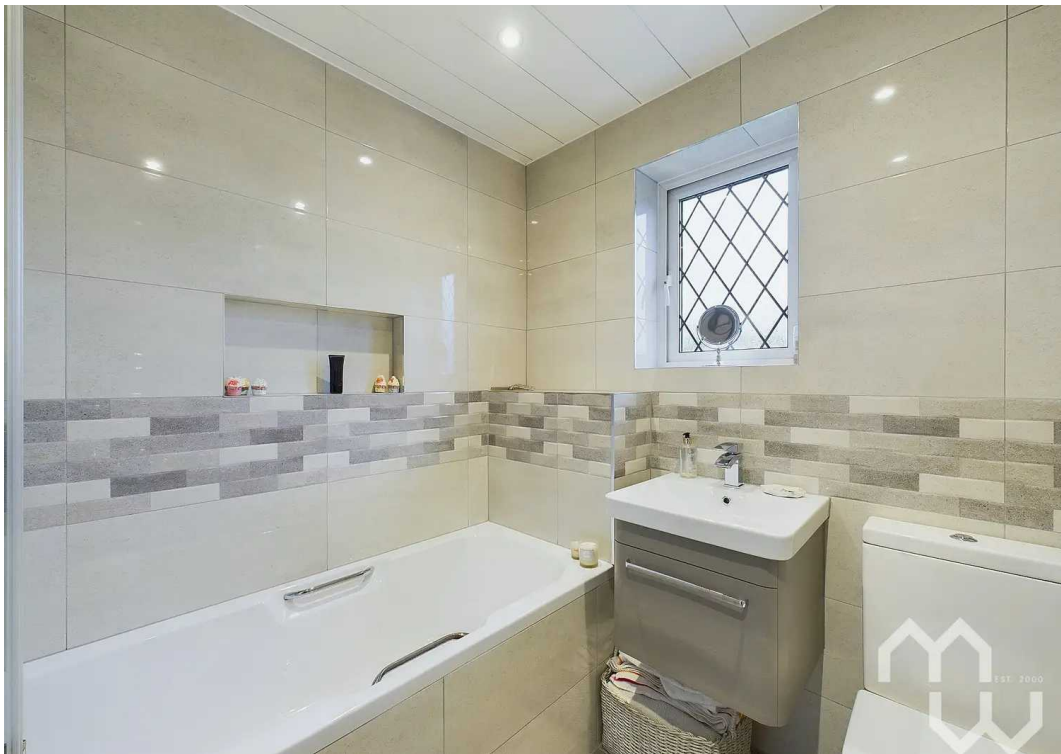
Plumbed for washing machine and tumble dryer (utility area). Good units with a stainless steel sink.

DRIVEWAY

3 Parking Spaces

Gated multi car driveway









Ground Floor

Approximate total area⁽¹⁾

1376.32 ft²

127.86 m²



Floor 1

(1) Excluding balconies and terraces.

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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