



## 297 Wood Lane, Heskin, Heskin PR7 5NT

Price Guide £197,950



Two bedroom mid terrace property, in a popular semi rural area, easy access to primary transport routes and local amenities, off road parking with rear open views over farm land. Available with no upward chain.





ACCOMMODATION COMPRISES;

Part glazed entrance door to:

ENTRANCE HALL

Stairs to first floor accommodation. Wood flooring. Radiator.

LOUNGE

Double glazed window to front. Cast iron wood burning stove set in exposed brick fire surround. Built in meter cupboard to chimney recess. Radiator.

DINING ROOM

Double glazed window to rear, Feature pebble effect electric fire. Understairs storage space with shelving. Radiator.

KITCHEN

Double glazed window to side and rear, and part glazed UPVC exit door to side. Fitted with a range of wood effect wall and base units to include drawer units. Work surfaces over incorporating a one and a half bowl stainless steel sink unit with mixer tap and four ring gas hobwith electric oven beneath. Tiled to splash backs. Space for fridge freezer and dishwasher and plumbed for automatic washing machine. Tiled floor.

FIRST FLOOR ACCOMMODATION;

BEDROOM 1

Double glazed window to front Fitted with a range of wardrobes to one wall. Radiator.

BEDROOM 2

Double glazed window to rear with views towards Rivington. Radiator.

BATHROOM

Double glazed opaque window to rear. Fitted with a three piece suite comprising bath with shower over, vanity wash hand basin with mixer tap and storage beneath, low level w.c. Built in airing cupboard with shelving and housing Intergas Rapid boiler with magnetic filter. Additional storage above. Radiator.

REAR PATIO

Paved patio, brick built outbuilding incorporating outside w.c. and storage.

REAR

To the rear of the property is a flagged garden area with parking spaces for two cars. Brick built pizza oven. Open views over farm land.

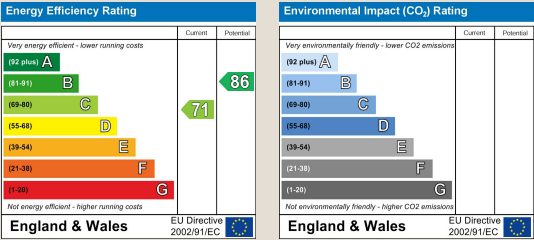
Area Map



Floor Plans



Energy Efficiency Graph



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