



**19 Woodlee Road, Hesketh Bank,
Preston, PR4 6AF
£190,000 Subject to Contract**

An early viewing is recommended to appreciate the accommodation offered by this semi detached, true bungalow. Installed with both gas central heating and Upvc double glazing the accommodation briefly includes; entrance hall, lounge/dining room with double doors leading to the rear garden, newly fitted kitchen with built in appliances, 2 bedrooms and a newly fitted shower room. The bungalow stands in gardens to the front and rear with parking. The bungalow is situated in a popular and established cul-de-sac location convenient for local facilities at Hesketh Bank which include the Booths supermarket, a number of restaurants, takeaways and general shops. Further facilities are found at Tarleton and the Southport Town Centre.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Entrance Hall

Upvc outer door with double glazed and leaded inserts. Woodgrain laminate flooring. Useful deep storage cupboard.

Lounge/Dining Room - 5.11m x 3.48m (16'9" x 11'5")

Living flame gas fire and fireplace, woodgrain laminate flooring. Upvc double glazed double doors lead to the rear garden.

Kitchen - 3.18m x 2.26m (10'5" x 7'5")

Upvc double glazed window overlooking the rear garden, with single drainer stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards and woodgrain working surfaces. Four ring gas hob with electric oven below. Tall cupboard housing 'Ariston' gas central heating boiler. Plumbing for washing machine.

Bedroom 1 - 4.06m x 3.05m (13'4" x 10'0")

Upvc double glazed window.

Bedroom 2 - 2.77m x 2.69m (9'1" x 8'10")

Upvc double glazed window.

Shower Room - 1.65m x 1.96m (5'5" x 6'5")

Step in shower enclosure with thermostatic hand held and rain head showers, vanity wash hand basin with cupboards below, low level WC. Tiled flooring, half tiled walls and Upvc double glazed window.

Outside

There are gardens to both front and rear, the rear garden having patio, loose stone areas, established shrubs. There is off road car parking at the front.

Council Tax

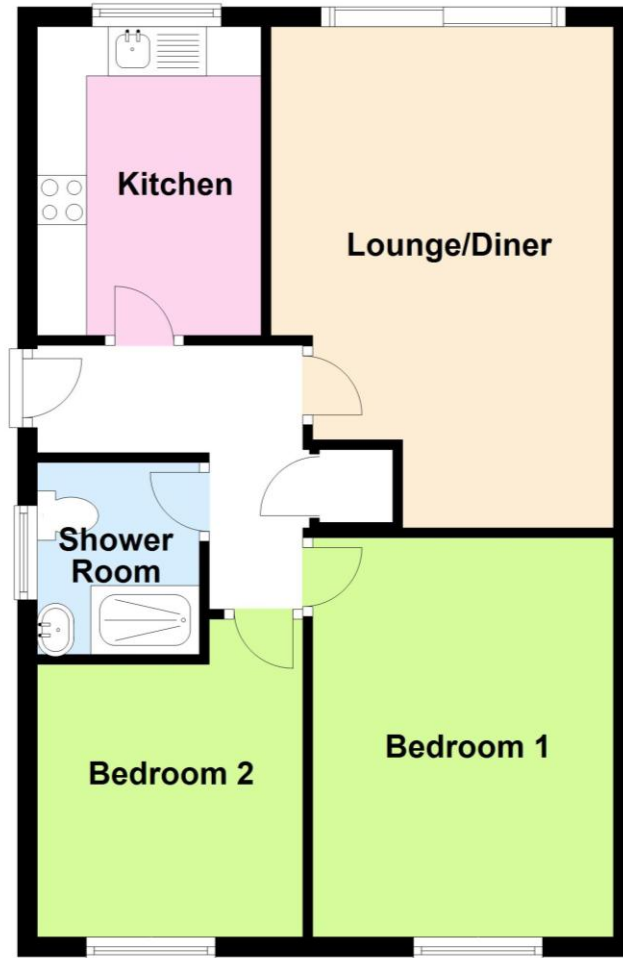
West Lancs band B.

Tenure

Freehold

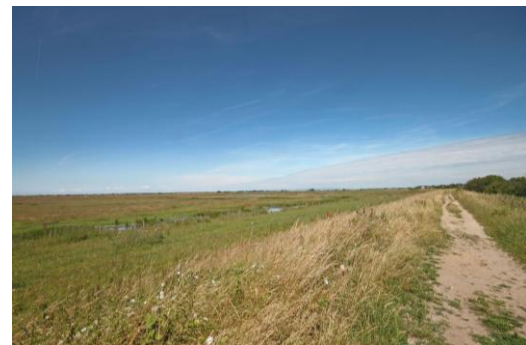


Ground Floor



Floor plans are for illustration only and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.