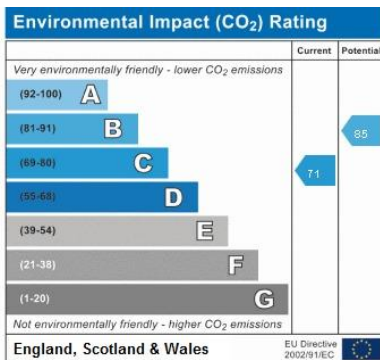
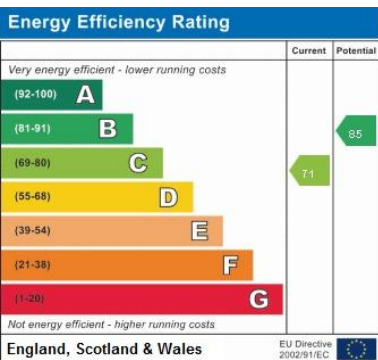




8 Hornbeam Close, Wesham, Preston, PR4 3ES

Price: £310,000



- Gas central heating
- Double glazing
- Large living room
- Two reception rooms
- En suite to master bedroom
- Dressing Room
- Utility Room
- Overlooks grass/park

8 Hornbeam Close, Wesham, Preston

FULL DESCRIPTION

This five bedroom executive detached family residence is located in a delightful setting overlooking a grass/park area which would be ideal for a young family and is located in a cul de sac. The home is a high standard throughout with nearby amenities and schools and is arranged over three levels with three bathrooms, master en suite with dressing room. The home is ideal for a family and those that work from home. Highly Recommended!

ENTRANCE HALL

Laminate floor. Central heating radiator. Double glazed door.

DOWNSTAIRS WC

WC. Pedestal hand basin. Central heating radiator. Part tiled.

LOUNGE

17' 6" x 11' 7" (5.35m x 3.55m)

Double glazed bay window. Central heating radiator. Living flame fire and surround.

KITCHEN

10' 11" x 10' 1" (3.34m x 3.08m)

Fitted wall and base units. One and a half bowl sink unit and mixer tap. Double glazed window. Integrated double oven, 5 ring hob and extractor hood. Part tiled. Integrated fridge/freezer. Laminate floor.

DINING ROOM

13' 5" x 10' 10" (4.11m x 3.32m)

Double glazed french doors and windows. Laminate floor. Central heating radiator.

UTILITY ROOM

10' 10" x 5' 2" (3.32m x 1.60m)

Double glazed door and window. Central heating radiator. Plumbed for washing machine. Fitted wall and base units. Sink unit and mixer tap. Part tiled.

1ST FLOOR STAIRS AND LANDING

Spindled staircase. Central heating radiator.

BEDROOM 1

13' 7" x 12' 0" (4.16m x 3.68m)

Two central heating radiators. Double glazed window. Built in double wardrobes.

DRESSING ROOM

11' 11" x 6' 1" (3.64m x 1.86m)

Double glazed window.

ENSUITE

Shower cubicle. WC. Pedestal hand basin. Chrome ladder style radiator. Double glazed window. Part tiled. Extractor fan. Part tiled. Shaver point.

BEDROOM 2

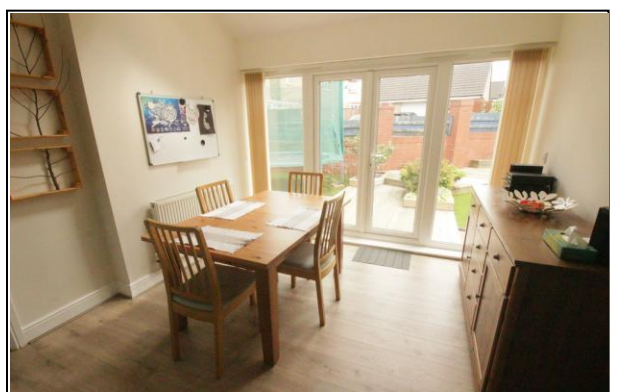
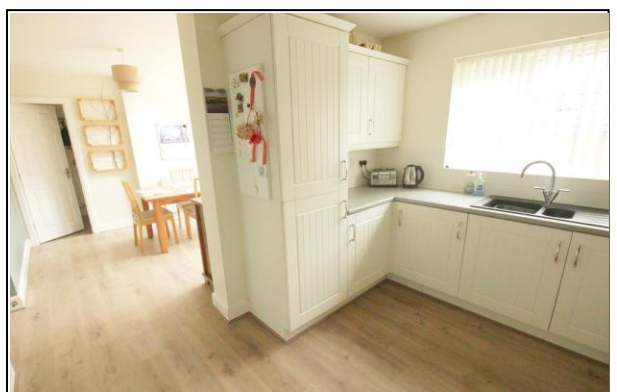
12' 4" x 8' 10" (3.76m x 2.71m)

Double glazed window. Central heating radiator.

BEDROOM 5

9' 0" x 7' 4" (2.76m x 2.24m)

Double glazed window. Central heating radiator.



8 Hornbeam Close, Wesham, Preston

BATHROOM

Bath. WC. Pedestal hand basin. Double glazed window. Part tiled. Mixer shower tap. Chrome ladder style radiator. Extractor fan. Spotlights in ceiling.

2ND FLOOR STAIRS AND LANDING

Double glazed velux window. Central heating radiator.

BEDROOM 3

13' 6" x 9' 6" (4.12m x 2.90m)

Double glazed window. Central heating radiator.

BEDROOM 4

13' 6" x 11' 7" (4.12m x 3.55m)

Double glazed window. Central heating radiator.

SHOWER ROOM

Shower cubicle. WC. Chrome ladder style radiator. Pedestal hand basin. Part tiled. Extractor fan.

GARDENS

Planted and gravel to front with two car driveway.

Landscaped rear garden with artificial grass and large decking area with flagged pathways.

INTEGRAL GARAGE

Power and lighting. Up and over door.

TENURE

The property is **Leasehold**

COUNCIL TAX

Band "F"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

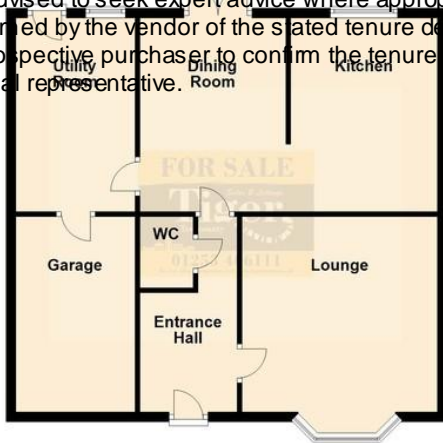
These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been



8 Hornbeam Close, Wesham, Preston

unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

28/07/2022



Total area: approx. 2184.2 sq. feet