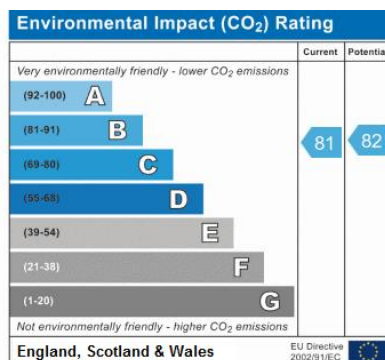
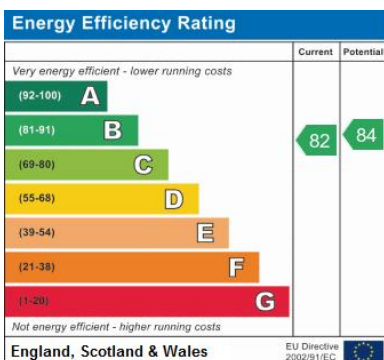




**Wesham Park Drive , Wesham, Preston, PR4 3ER**

**Price: £159,950**



- **Stunning Family Home**
- **Spacious Accommodation**
- **Sleek and Modern Throughout**
- **Sought After Area**
- **Quiet Residential Location**
- **Integral Garage and Parking**
- **En-suite to Master**
- **NO CHAIN**

# Wesham Park Drive , Wesham, Preston

## HALLWAY

Central heating radiator. Laminate flooring. Double glazed door and window.

## DOWNSTAIRS W.C.

Low flush W.C. Pedestal wash hand basin. Double glazed window. Central heating radiator. Part tiled.

## KITCHEN/DINER

Fitted wall and base units. Built in double oven, hob and extractor hood. Plumbed for automatic washing machine. Double glazed French doors. Central heating radiator.

## STAIRS AND LANDING

Spindled spiral staircase and balustrade. Two double glazed windows. Central heating radiator.

## FIRST FLOOR LOUNGE

15' 11" x 11' 2" (4.86m x 3.42m)

Double glazed window. Double glazed French doors with Juliet balcony. Central heating radiator.

## BATHROOM

Bath. Pedestal wash hand basin. Low flush W.C. Part tiled. Mixer shower. Central heating radiator.

## BEDROOM TWO

10' 1" x 9' 2" (3.09m x 2.81m)

Central heating radiator. Double glazed window.

## SECOND FLOOR STAIRS AND LANDING

Central heating radiator. Double glazed window.

## BEDROOM THREE

Two double glazed Velux windows. Central heating radiator.

## BEDROOM FOUR

10' 7" x 9' 1" (3.24m x 2.79m)

Two double glazed Velux windows. Central heating radiator.

## BEDROOM ONE

15' 10" x 9' 4" (4.85m x 2.87m)

Two double glazed Velux windows. Central heating radiator.

## ENSUITE

Shower cubical. Low flush W.C. Vanity wash hand basin. Central heating radiator. Double glazed window.

## GADENS

Approx. two car driveway.  
Lawn to rear.

## TENURE

The property is **Freehold**



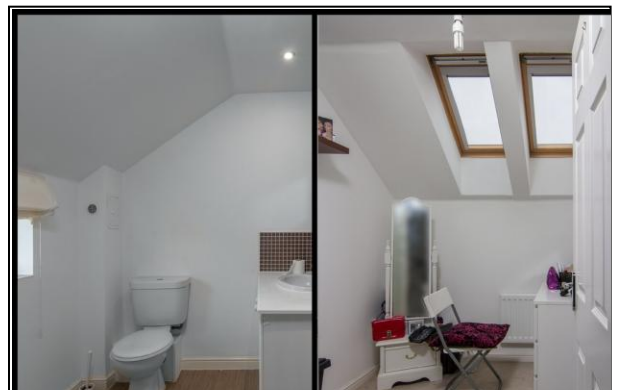
# Wesham Park Drive, Wesham, Preston

## COUNCIL TAX

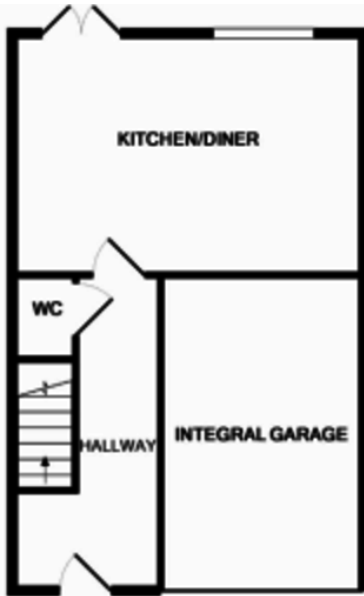
Band "D"

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.

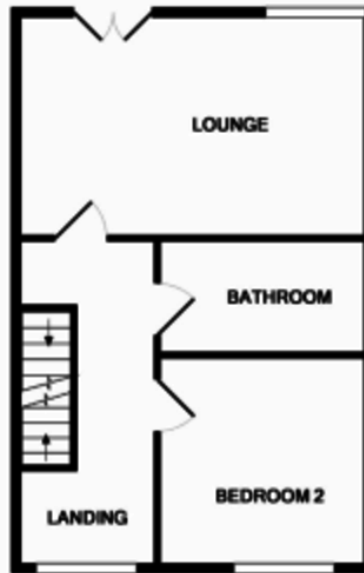
Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
<b>D</b>	<b>£1656.70</b>	<b>£1756.05</b>	<b>£1827.24</b>
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40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



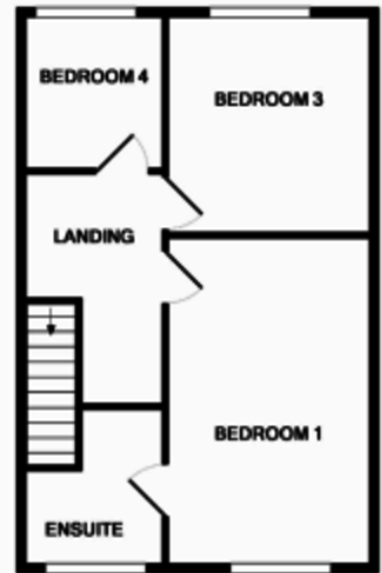
# Wesham Park Drive, Wesham, Preston



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.