



14 Silverdale, Hesketh Bank
Preston

Guide Price **£350,000**



14 Silverdale

Hesketh Bank, Preston

Spacious detached home on a corner plot with flexible layout, ground floor bedroom and bathroom, open-plan living, utility room, garden, garage, private drive, and three bedrooms. Freehold.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Three Bedroom
- Corner Plot
- Ground Floor Living
- Three Reception Rooms
- Two Bathrooms
- Garage & Driveway
- Buyers Information Pack Available

Entrance

Kitchen | Living

Excellent range of eye and low-level units, single composite sink and drainer. Integrated appliances include a dishwasher, fridge/freezer, electric oven, induction hob and extractor fan. Breakfast bar-opens through to a living area with a log burner. Tiled Floor, two Velux windows, French doors to side and 2x windows.

Dining Room

Laminate floor, French doors to rear.

Lounge

Laminate floor, window to front and French doors to rear.

Utility| Downstairs WC

Low-level wc, vanity wash hand basin, tiled floor. Storage area with boiler, plumbed for washing machine. Tiled floor and window to side.

Ground Floor Master Bedroom

Laminate floor, window to front.

Ground Floor Bathroom | En Suite

Three-piece suite comprising of a walk-in-shower, vanity wash hand basin and a low-level wc. Window to front.

First Floor Landing

Bedroom Two

Built-in wardrobes, laminate floor. Window to rear.

Bedroom Three

Built-in wardrobes, laminate floor. Window to front.

Bathroom

Four-piece suite comprising of a panelled bath, a corner shower cubicle, a low-level wc, a vanity wash hand basin with storage. Part tiled walls and laminate floor. Window to side.

Garage

Integral garage, electric.



FRONT GARDEN

Established borders with trees and shrubs. Indian stone paved driveway.

REAR GARDEN

Lawned garden with established borders- hedges and shrubs. Patio areas with space for the hot tub. Side access to the front with shed and bin area.

DRIVEWAY

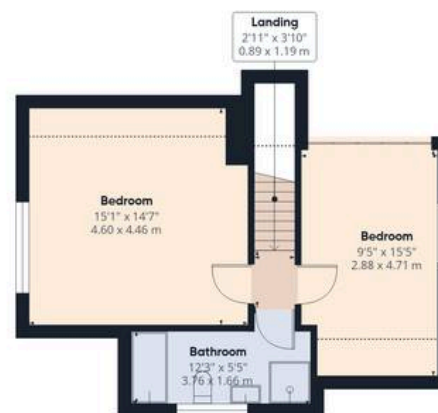
3 Parking Spaces







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1545 ft²

143.5 m²

Reduced headroom

61 ft²

5.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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