



Hesketh Drive,  
Churchtown, PR9 7JX

£775 pcm

**SM**

STEPHANIE MACNAB  
ESTATE AGENT

## First Floor Unfurnished Flat To Let – Churchtown Village Location

Situated in the heart of charming Churchtown, this spacious FIRST-FLOOR UNFURNISHED FLAT offers comfortable and convenient living with a range of local amenities right on your doorstep.

Accessed via a PRIVATE ENTRANCE on the ground floor with useful storage cupboards and a staircase leading to the first-floor accommodation.

The flat features a bright and airy LOUNGE with a charming bay window that offers pleasant views of the surroundings. The TWO WELL-PROPORTIONED BEDROOMS provide versatile accommodation suitable for singles, couples, or small families.

The modern KITCHEN is fitted with a good range of units, complete with integrated appliances and space for additional white goods. A recently updated SHOWER ROOM offers contemporary fittings and a fresh, clean design. Additionally, there is a SEPARATE WC for added convenience.

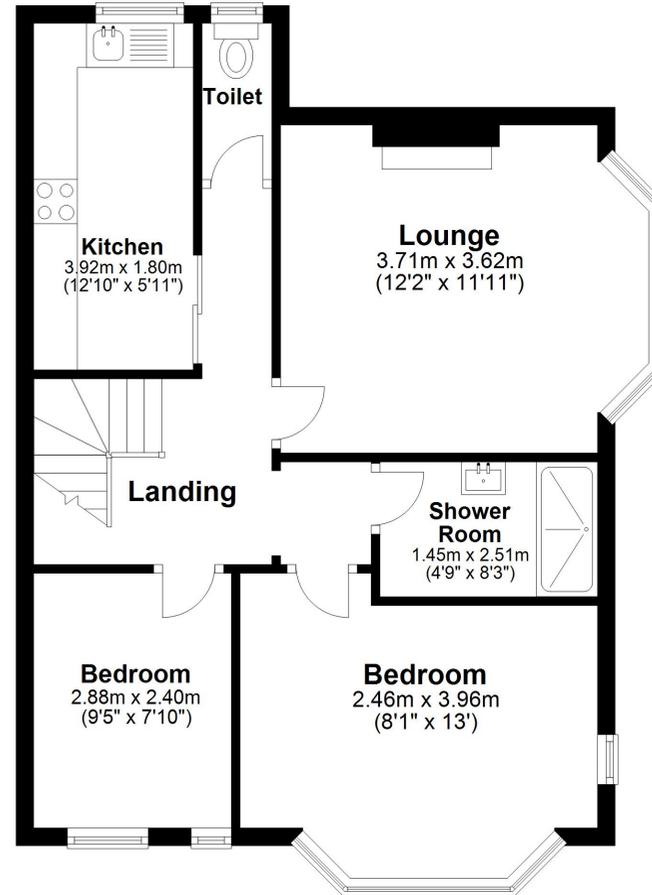
Call to view – this gem won't be available long!





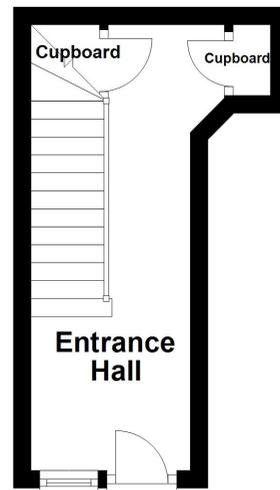
## First Floor

Approx. 55.4 sq. metres (595.9 sq. feet)



## Ground Floor

Approx. 10.0 sq. metres (107.6 sq. feet)



Total area: approx. 65.4 sq. metres (703.4 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	71
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	