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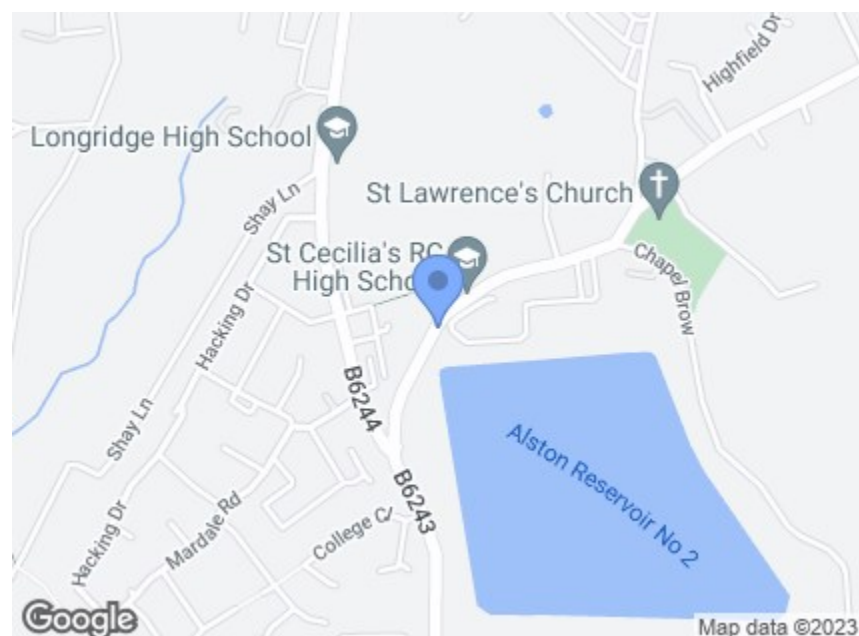
CHARLES LOUIS

HOMES LIMITED

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PHASE 1

- 22 THE CORMORANT
- 23 THE EGRET
- 24 THE ANHINGA
- 25 & 26 HERONS REACH
- 27-30 WATERS VIEW
- 31-34 THE GREBES
- 35-37 THE PELICANS
- 38-41 THE GLOSSY IBIS



Directions

Alston Water is minutes away from the ever popular Whalley and is very well connected to the motorway network with the M6 & M56 within short driving distance, ensuring residents can wake up by the water, work in thriving towns & city's, before returning home to a relaxed semi rural environment.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Herons Reach Alston Water, Chapel Hill

Longridge, Preston, PR3 2YB

Prices from £280,000



- Four Bedroom Modern Semi Detached House
- Spacious Family Home, Designed For Modern Living
- Finished to High Standard, All With Integrated Appliances
- Close To Local Amenities & Transport Links
- Situated To All The Needs Of A Varied Modern Community
- Water Front With Stunning Views Over Alston Reservoir & Surrounding Countryside
- Rear Garden With Garage & Driveway Parking
- A Must See!!! To Appreciate Finish, Location & Size

# Herons Reach Alston Water, Chapel Hill

Longridge, Preston, PR3 2YB

**\*\*\*A MUST SEE!!!\*\*ALSTON WATER, PHASE ONE  
RELEASED\*\*SHOW HOUSE NOW OPEN BY  
APPOINTMENT ONLY\*\*FOUR BEDROOM MODERN SEMI  
DETACHED HOUSE, ON THE WATER FRONT\*\*VIEWS  
OVERLOOKING ALSTON RESERVOIR, SET IN A WELL  
SOUGHT AFTER LOCATION\*\*\***Charles Louis Homes are  
pleased to bring to the market this four bedroom modern  
semi detached house, set on the water front with stunning  
views over the reservoir. The property in brief comprises of  
hallway leading off to kitchen with integrated appliances,  
lounge and dining area and separate utility room with  
downstairs wc. To the first floor is the master bedroom with  
en-suite, three further bedrooms and a family bathroom. The  
property has gas central heating and double glazing  
throughout and also benefits from a garage, driveway  
parking and a rear garden.

Alston Water is a select development of homes, suited to all  
the needs of a varied modern community. From modern  
bungalows with views of the reservoir to spacious family  
homes, Alston Water provides the perfect base for those in  
search of a stunning balance between rural lifestyle in the  
Ribble Valley, and easy access to thriving towns and  
villages. The Show House is open, but you call also arrange  
by appointment also weekdays. Please call 0161 959 0166  
now to avoid disappointment.

[Hallway](#)

[Kitchen](#)

[Lounge & Dining Area](#)

[Utility Room & WC](#)

[First Floor](#)

[Master Bedroom](#)

[En-Suite](#)

[Bedroom Two](#)

[Bedroom Three](#)

[Bedroom Four](#)

[Family Bathroom](#)

[Rear Garden](#)

[Garage & Driveway Parking](#)