



FLEXIAGENT

Market Leading, Independent Estate Agents



Beaconsall Gardens

Preston, PR4 6EN

Offers In Excess Of £250,000

Flexi-Agent are pleased to present this three-bedroom, semi-detached home to the open sales market. Located in a popular modern development in the sought-after area of Hesketh Bank, the property is close to local amenities, rural walks, and excellent transport links. It is just a short drive to Southport Town Centre and a short walk to the RSPB Hesketh Out Marsh.

The property briefly comprises an entrance hallway, a spacious lounge, and an open-plan kitchen/diner featuring modern kitchen appliances. A convenient downstairs WC completes the ground floor.

The first floor includes three bedrooms, with the master benefiting from an en-suite. A modern family bathroom completes this floor.

Externally, the property boasts a detached single garage with ample parking, gardens to the front overlooking the park, and a private, sun-catching rear garden.

Viewings are available upon request.

Council tax band C
Freehold

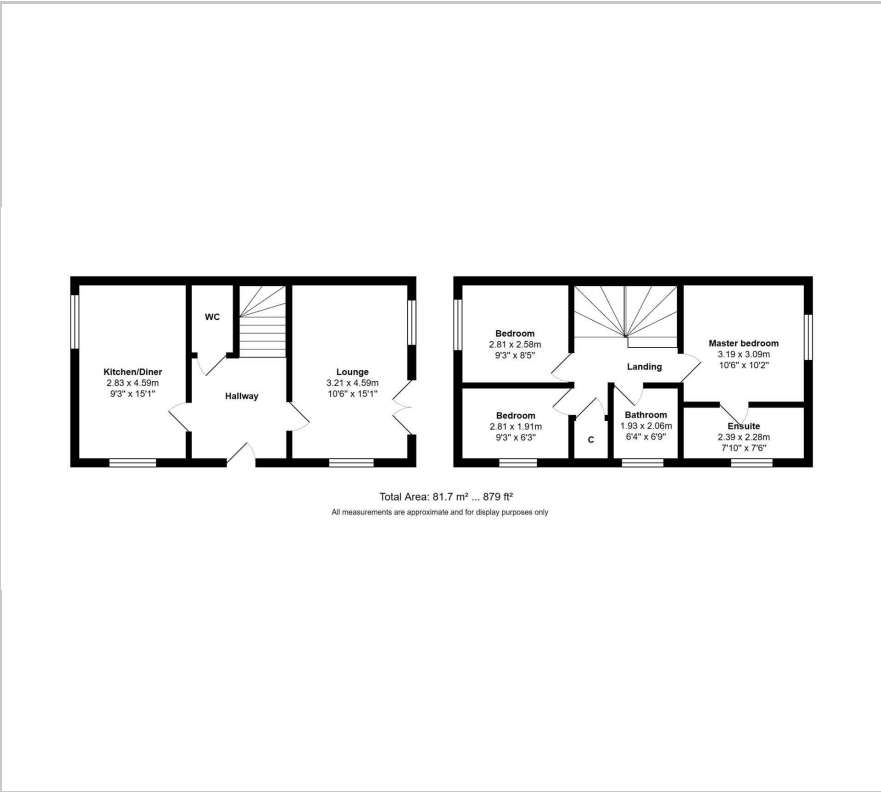
- Three bedroom, Semi Detached, circa 879 sqft
- Sought after location
- Nicely presented lounge
- Modern open plan kitchen diner
- WC, master en suite and a family bathroom
- Park nearby
- Detached garage
- Ample parking
- Sun catching rear garden
- Viewings available upon request

Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.



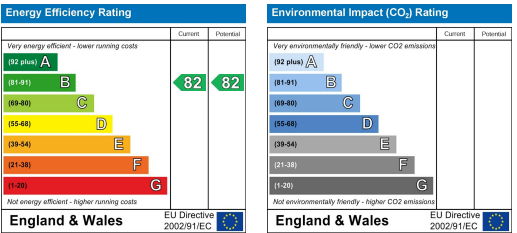
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.