



Poppyfields, Hesketh Bank, Preston

Offers Over £214,950

Ben Rose Estate Agents are pleased to present to market this well presented, NO CHAIN, three bedroom, detached property in a highly sought after area of Hesketh bank. This would be an ideal home for a family offering a good amount of indoor and outdoor space. The property is ideally placed for travel between Preston and Southport and has superb local schools, shops and amenities right on the doorstep. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming porch that then leads straight into the front lounge. The spacious lounge features laminate flooring throughout as well as the open staircase with under stair storage. Just off the lounge is the family dining room with space for a dining table as well as sliding door access to the garden. The dining room then opens through into the kitchen that features an integrated hob/oven as well as space for other freestanding appliances to be fitted. It is also set in a semi-open plan with the dining room.

Moving upstairs, you'll find three good sized bedrooms with the master bedroom benefitting from a modern three piece ensuite. Bedroom two also benefits from fitted wardrobes. You'll also find the three piece family bathroom on this floor.

Externally, to the front of the property is a driveway for one car that leads up to the single detached garage. To the rear of the home is a secluded garden space that benefits from a patio area as well as a central laid lawn - perfect for families.

The room dimensions of all our properties can be found on the floor plan.

Property to sell?

If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.



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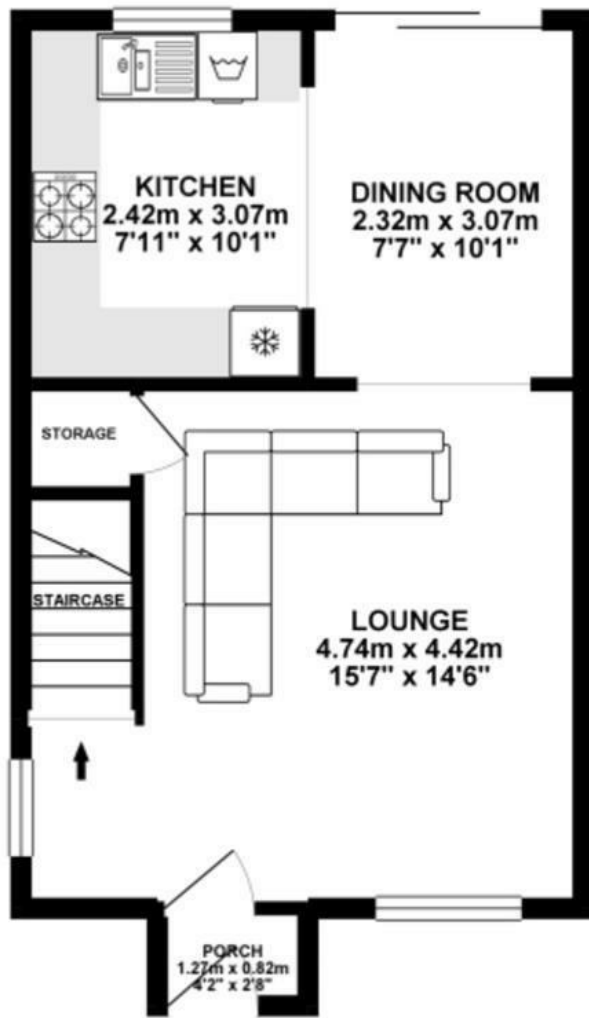
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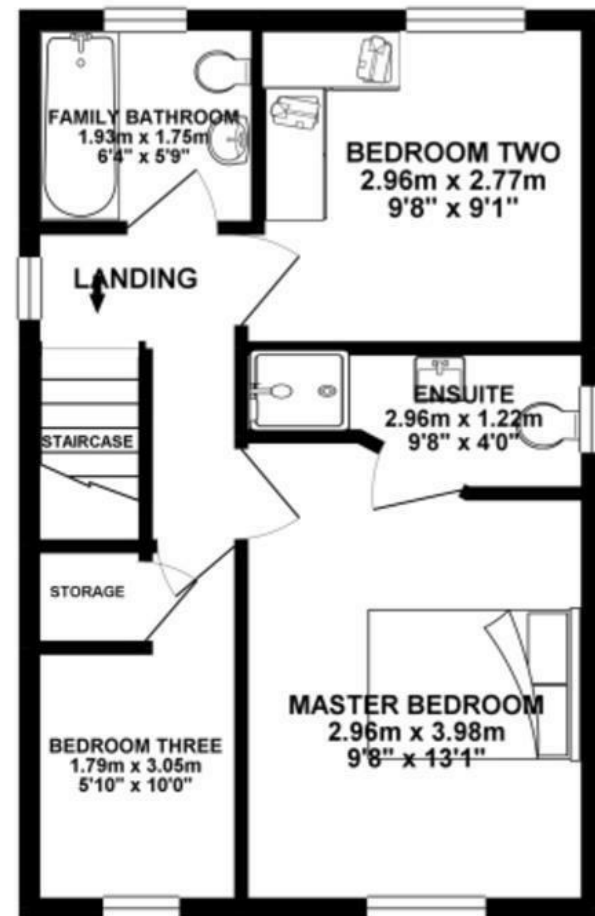
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GROUND FLOOR 36.53 sq. m.
(393.20 sq. ft.)



1ST FLOOR 35.49 sq. m.
(381.97 sq. ft.)

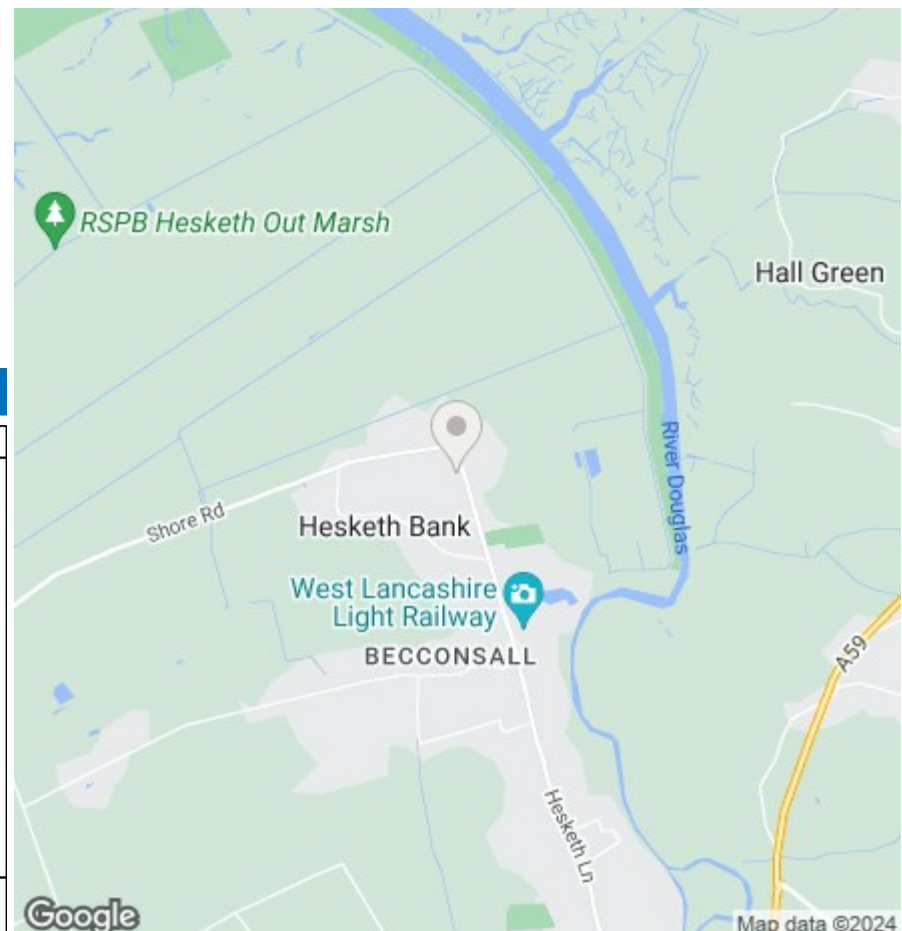


TOTAL FLOOR AREA : 72.02 sq. m. (775.17 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	