



**Sidney Avenue, Hesketh Bank, Preston**

**Offers Over £199,950**

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom, semi-detached property located in the 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.

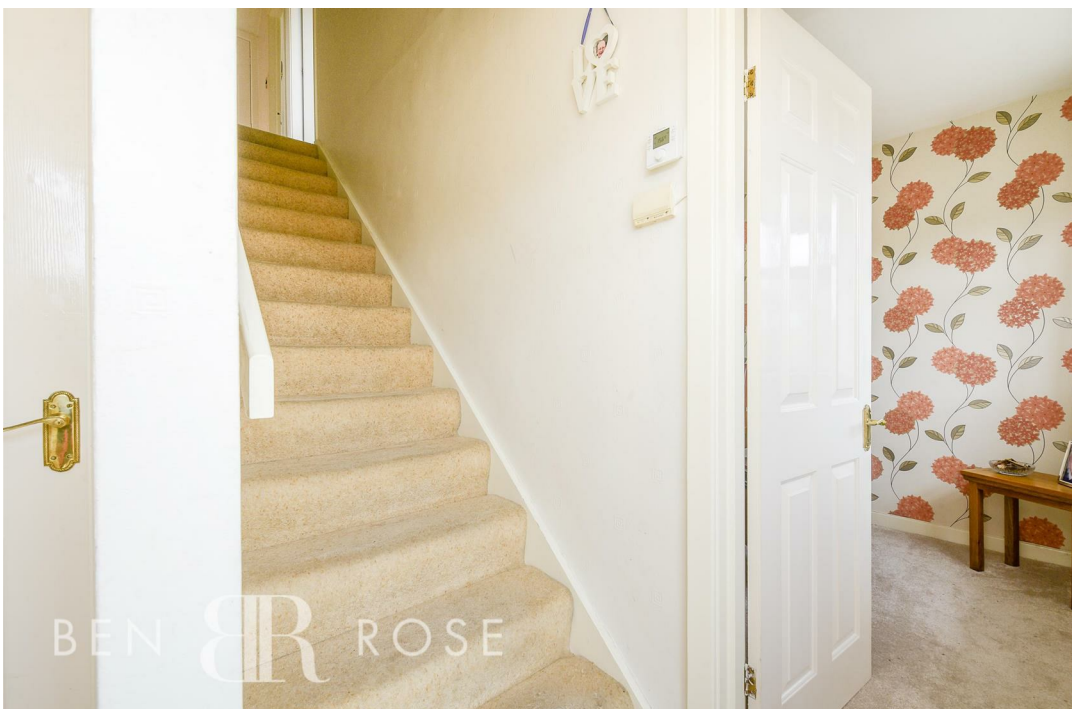
Internally, the property features a welcoming entrance hallway with stairs leading to the upper level. The hallway leads to a spacious lounge boasting a feature fireplace and sliding glass doors opening to the conservatory. Adjacent to the lounge is a generously sized kitchen with ample worktop space and room for freestanding appliances. Understairs storage and a convenient WC are accessible from here as well as a single door leading to the garden. The conservatory at the rear provides a versatile space to enjoy the garden, with additional access from here. Back through the hallway, you'll find the dining room, featuring a front-facing bay window and ample space for a large family dining table.

Moving upstairs, you will find three well proportioned double bedrooms with the master bedroom benefiting from integral storage. Additional storage is available on the landing. The three-piece family bathroom, complete with a large corner bath and over-bath shower, completes this floor.

Externally, the property boasts a paved driveway at the front, providing off-road parking for two vehicles. The rear garden is of a generous size, featuring a laid lawn and paved patio area.











BEN  ROSE

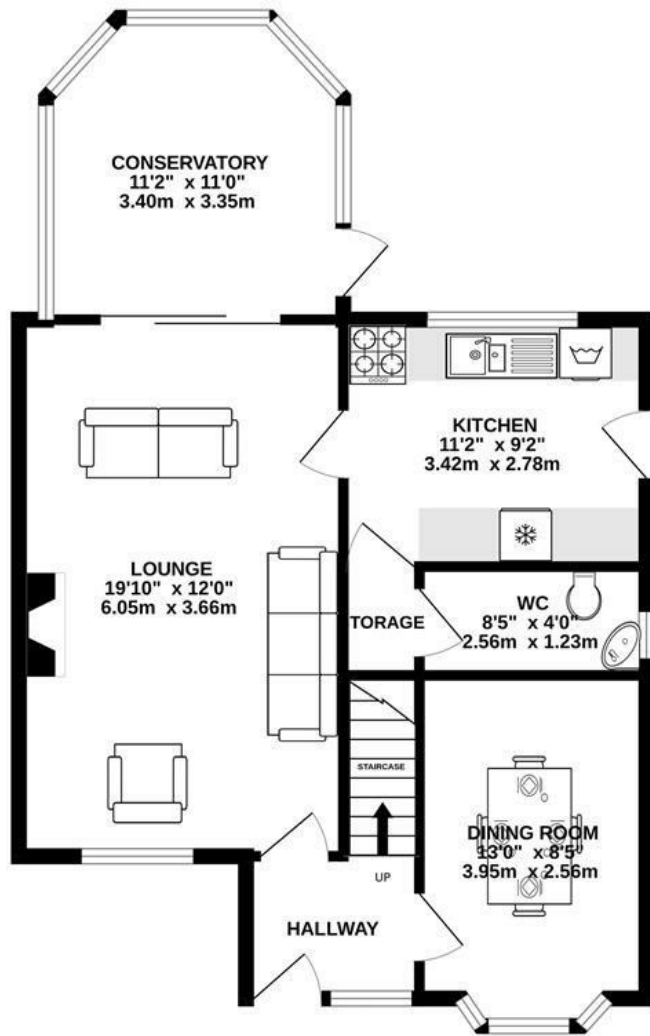


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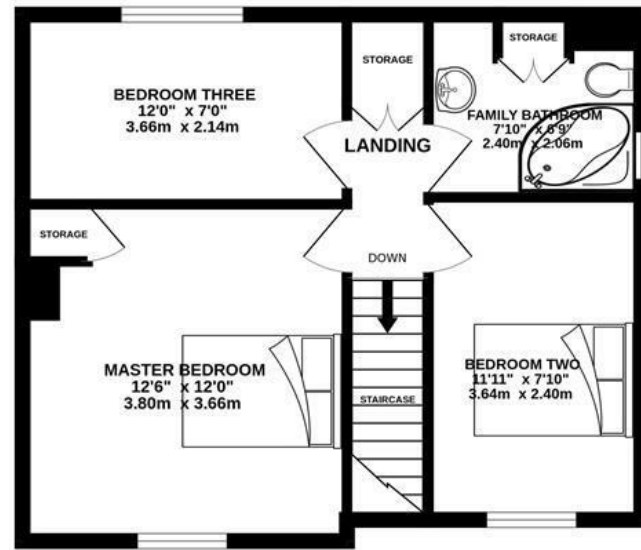


# BEN ROSE

GROUND FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 sq.m.) 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) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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