



**Station Road, Hesketh Bank, Preston**

**£325,000**

Enjoy village life with new homes for sale in Hesketh Bank.

Hesketh Bank is a small village with a good range of local facilities, including independent shops and local schools on the doorstep. Set in a rural location and surrounded by farmland that stretches all the way to the Ribble Estuary, makes it perfect for walks and cycling.

Halfway between Southport and Preston, with access to the M6 and the M65 for journeys around Lancashire. You'll have the convenience of a local train station, with services to Southport taking 35 minutes and to Preston taking just under 15 minutes. From Southport, you can connect with regular Merseyrail services into Liverpool city centre. If you're travelling for leisure rather than work, just go as far as Formby and you'll have a wonderful coastal nature reserve, huge sand dunes, and a wide-open sandy beach to enjoy.

What a lot of choice you have for the family with this five-bedroom home. The Belmont even incorporates a garage for the family car and the children's bikes and boots. With five bedrooms, you can reserve one for guests or create a dedicated space to work from home. The choice is yours, and you'll enjoy putting your own stamp on your new home.





































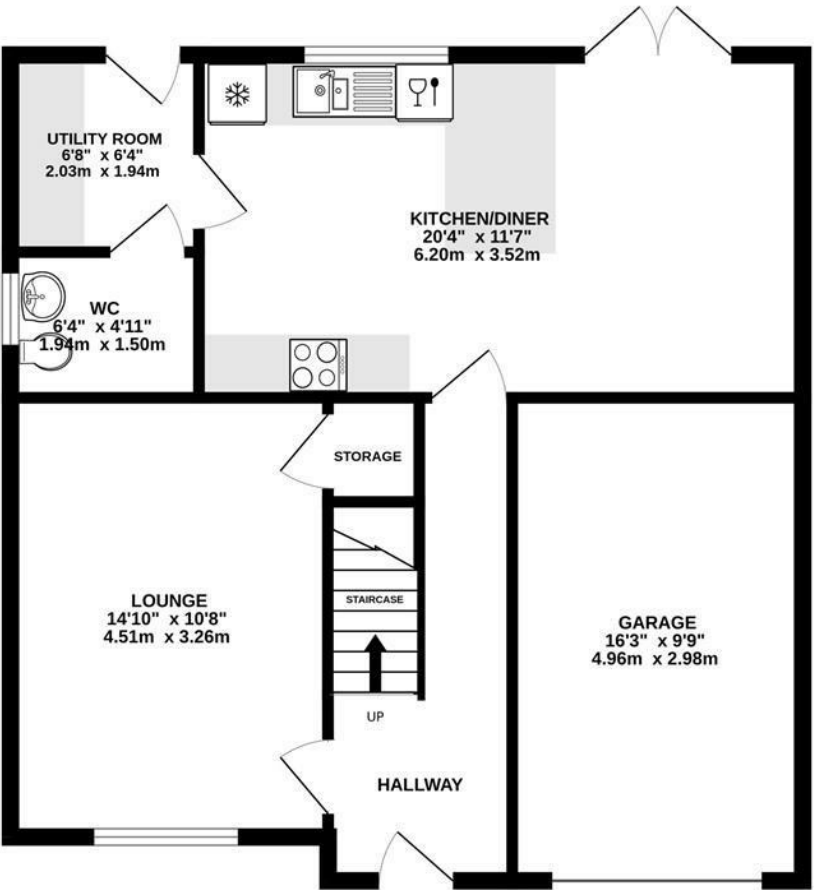




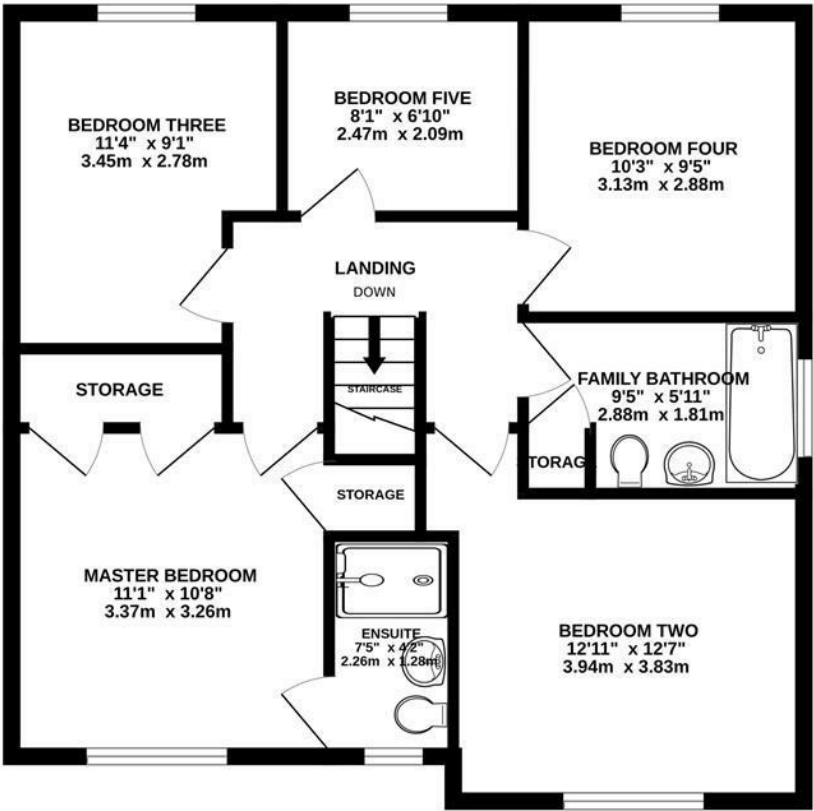


# BEN ROSE

GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR  
686 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 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) A		
(81-91) B		
(69-80) C		
(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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

