

BEN ROSE



Station Road, Hesketh Bank, Preston

£212,000

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.

The Windermere is such a flexible home. If you have a growing family, you'll enjoy your own ensuite bedroom up on the second floor. If you are first-time buyers or young professionals, you'll appreciate the option to have a guest bedroom and bathroom as well as a home office. This is a new home that really works.





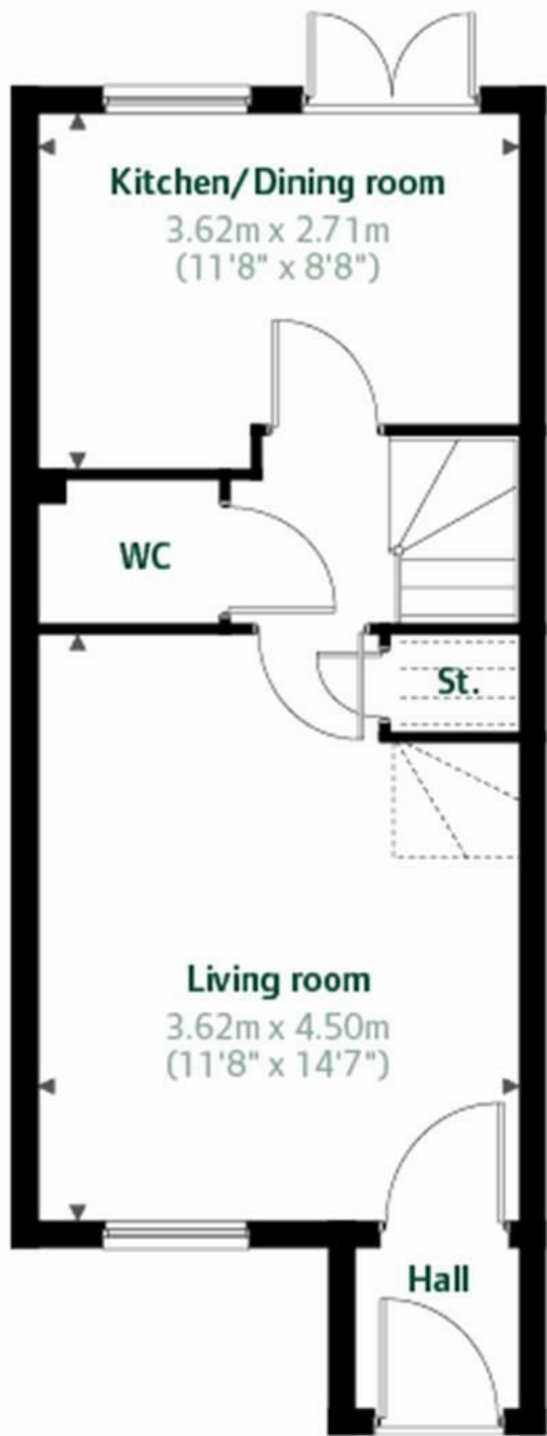








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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should 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 ₂) 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		
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