



Fylde Crescent, Hesketh Bank

Offers Over £209,950

Ben Rose Estate Agents are delighted to present this modern three-bedroom NO CHAIN DELAY, end-terraced home, located in the highly sought-after area of Hesketh Bank. Built in 2021, the property boasts a contemporary finish throughout, with neutral décor—perfect for those looking to add their own personal touch. Ideally situated for easy travel between Preston and Southport, the home is also within close proximity to excellent local schools, shops, and amenities. Early viewing is highly recommended to avoid disappointment.

Stepping into the property, you are welcomed into the entrance hallway, where you'll find a convenient WC and an illuminated staircase leading to the upper level. To the right, you enter the spacious lounge, which also provides access to a useful understairs storage area.

Continuing through to the rear of the property, you'll find the open-plan kitchen/diner. The contemporary fitted kitchen features an integrated oven and hob, with additional space for freestanding appliances. The dining area offers ample space for a family dining table, and a patio door opens directly to the rear garden.

Upstairs, there are three well-proportioned bedrooms, with the master bedroom benefiting from an ensuite shower room and integrated storage. Additional storage is available on the landing, and the floor is completed by a modern three-piece family bathroom with an over-the-bath shower.

Externally, the front of the property features a private driveway providing off-road parking for two vehicles. At the rear, a generously sized, low-maintenance flagged yard enjoys plenty of sunshine—perfect for outdoor relaxation.





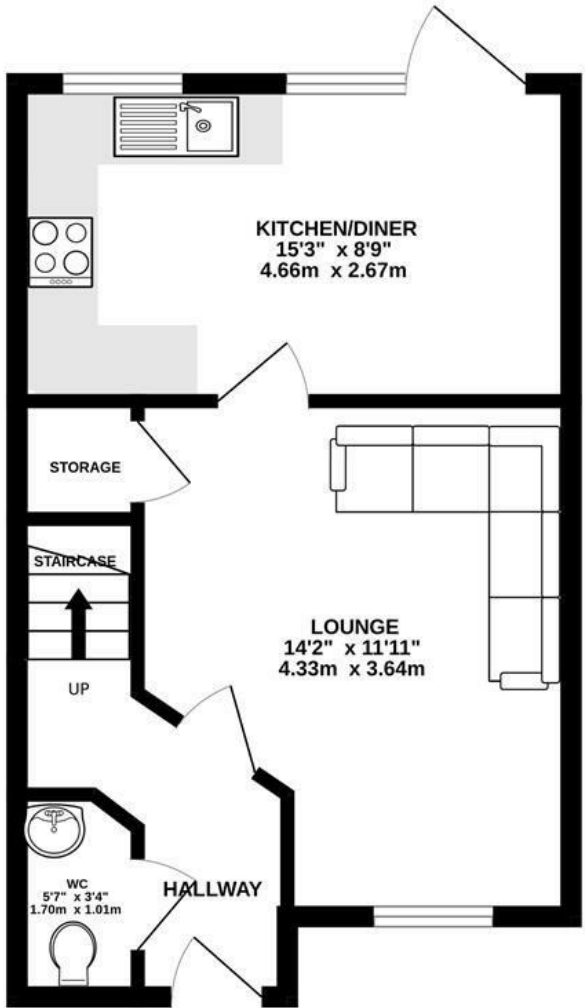




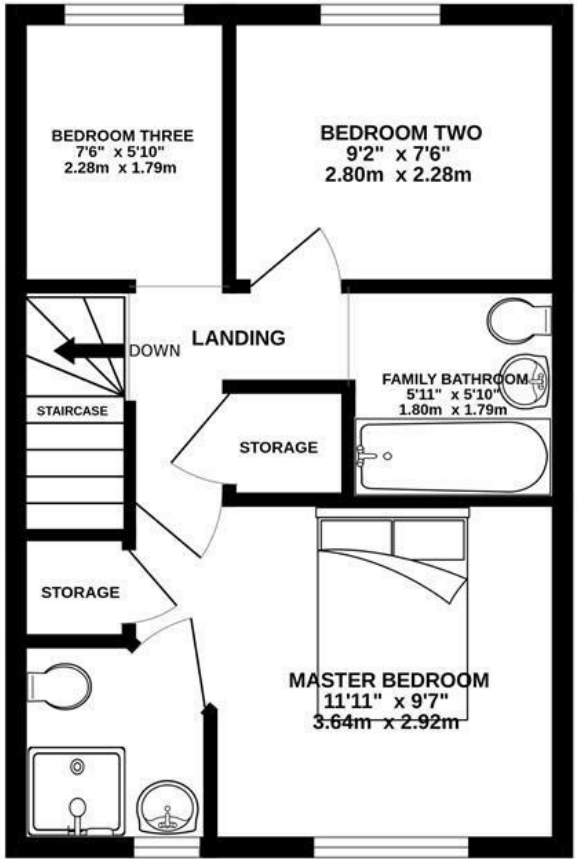




GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 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		96
(92 plus) A		
(81-91) B	83	
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

