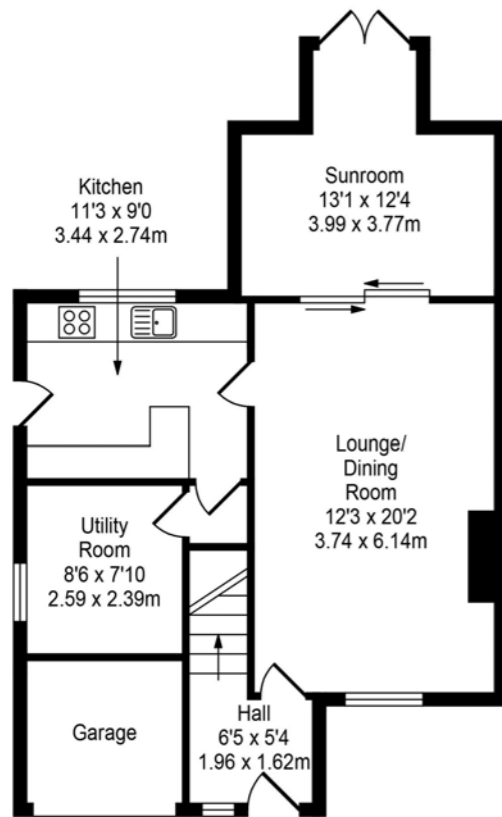




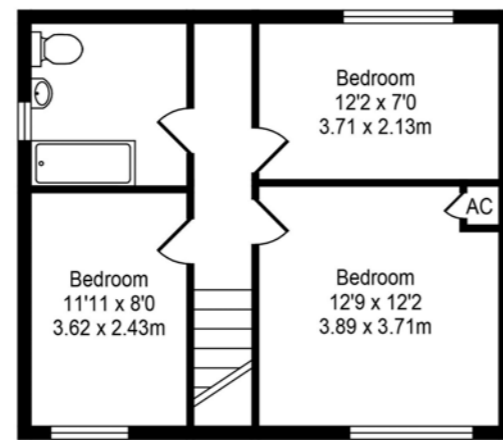
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1157 Sq.ft. (107.54 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 677 Sq.Ft (62.90 Sq.M.)



Approx. Floor Area 481 Sq.Ft (44.64 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: C

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are delighted to offer this three-bedroom semi-detached property, nestled attractively along the popular Rankin Avenue in Hesketh Bank, West Lancs.

This property presents an excellent opportunity for buyers looking to put their personal stamp on a home, with a wealth of potential waiting to be unlocked. While the property would benefit from some cosmetic modernisation, its spacious layout and desirable location make it a fantastic prospect for families and investors alike. Situated close to local amenities, including highly rated schools, shops, and public transport links, this property offers convenience and a welcoming community setting.

Hesketh Bank is a charming village known for its blend of rural tranquillity and access to modern conveniences. The area boasts excellent schools, a variety of local shops, and easy access to beautiful countryside walks. For commuters, nearby transport links include regular bus services and easy access to major road networks, connecting you to Southport, Preston, and the surrounding areas.

The exterior of the property is welcoming, with off-road parking available via a private driveway leading to an integral garage. The approach to the property is both practical and visually appealing, with mature shrubs and flower beds enhancing its curb appeal. The house's classic semi-detached style offers a charming aesthetic that blends seamlessly with the surrounding homes in this sought-after neighbourhood.

On the ground floor, the property enjoys two dedicated reception rooms, both of which are generously proportioned and filled with natural light. The fully fitted kitchen offers a range of wall, base, and tower units, with integrated appliances and contrasting work surfaces providing a functional yet stylish space for meal preparation. Additionally, a handy utility room and access to the integral garage complete the ground floor accommodation, ensuring plenty of storage and practicality.

The first-floor features three well-proportioned bedrooms, each neutrally decorated and offering pleasant views over the surrounding area. The family bathroom is tastefully presented in white tiles and includes a bath with an overhead shower, WC, and wash hand basin, meeting all the needs of a growing family.

Externally, the rear garden is private and well-established, offering a low maintenance flagged area bordered by well-tended flower beds, shrubs, and plants. This outdoor space is ideal for hosting gatherings or enjoying quiet moments in a peaceful setting. The garden's thoughtful layout ensures a relaxing environment for homeowners to enjoy throughout the year.

Extending to approximately 1,157 square feet and offered with no onward chain, this property also benefits from gas central heating and double glazing throughout. With its fantastic location, spacious interior, and opportunity for personalisation, this home is a perfect choice for those seeking a property with potential. Early internal inspection is highly recommended to fully appreciate what this home has to offer.





KEY FEATURES

- Semi-Detached Home
- Three Bedrooms
- Circa 1157 Square Feet
- Two Reception Rooms
- Fitted Kitchen
- Private and Well-Established Rear Garden
- Off-Road Parking
- Integral Garage







