BEN ROSE

Pardoe Close, Hesketh Bank, Preston £340,000

Ben Rose Estate Agents are pleased to present to market this spacious and beautifully presented four-bedroom detached home, ideally suited to family living and set within a quiet cul-de-sac in the highly desirable village of Hesketh Bank, near Tarleton. Offering generous internal space throughout, this property has been thoughtfully maintained and upgraded, with the standout feature being the stunning, kitchen complete with sleek cabinetry, a breakfast bar and a boiling water tap, perfect for modern day convenience. The home enjoys a peaceful village setting while still being within easy reach of a wide range of local amenities including well-regarded schools, shops, cafés and leisure facilities. Excellent travel links are also close by, with regular bus routes, easy access to the A59, and convenient connections to Preston, Southport and surrounding areas, making this an ideal location for commuters and growing families alike.

Entering the home via a practical porch with space for coats and shoes, you are welcomed into an entrance hall then a generously sized main lounge. The lounge features a large front-facing window that fills the room with natural light, along with a feature fireplace creating a cosy focal point. Double doors lead through to a second lounge/dining area, offering flexible living space ideal for entertaining. To the rear of the property, the beautifully refurbished kitchen truly stands out, boasting modern fittings, ample worktop space, a breakfast bar and double doors opening out to the garden, seamlessly blending indoor and outdoor living. The kitchen also benefits from useful understairs storage, perfect for use as a pantry. From here, there is access to an additional reception room, currently used as a lounge but equally suited as a dining room, which in turn leads to a spacious conservatory enjoying lovely views over the garden. Completing the ground floor is a larger-than-average WC, adding to the practicality of the home.

To the first floor, a bright and spacious landing with a window and built-in storage provides access to all rooms. The master bedroom is well-proportioned and benefits from fitted wardrobes as well as a private ensuite. Bedroom two and bedroom three are both comfortable doubles, positioned to the rear and enjoying pleasant views over the garden. The fourth bedroom, currently utilised as a home office, offers versatility as a single bedroom and also includes fitted wardrobes. A modern family bathroom completes the first floor, serving the remaining bedrooms.

Externally, the property continues to impress. To the front, there is a decorative stoned garden complemented by established shrubs and trees, alongside a driveway providing off-road parking for up to two vehicles. A detached garage is positioned to the side/rear, offering additional storage options. To the rear, the generous garden provides a wonderful outdoor space for families, featuring a well-maintained lawn, mature planting, a decking area ideal for entertaining, and a sheltered seating space perfect for year-round enjoyment. This fantastic home combines space, versatility and a sought-after village location, making it an excellent opportunity for families looking to settle in Hesketh Bank.

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TOILET RULES

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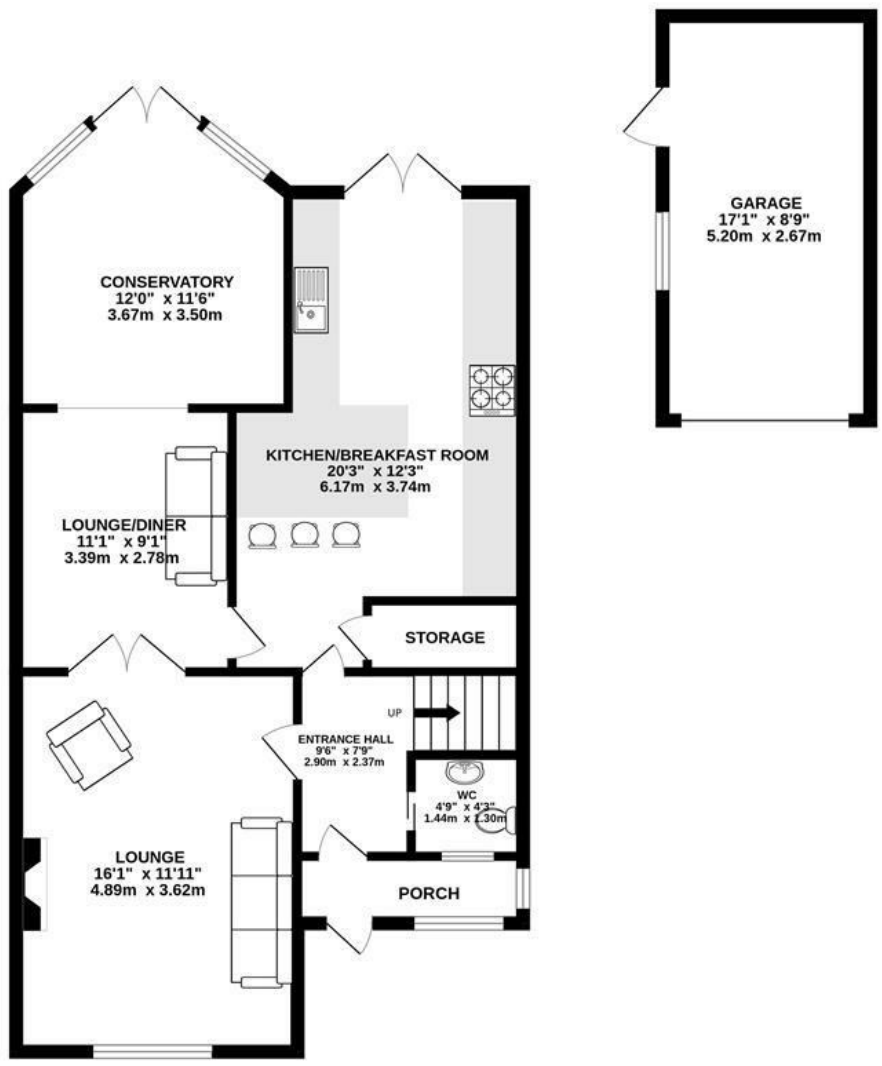
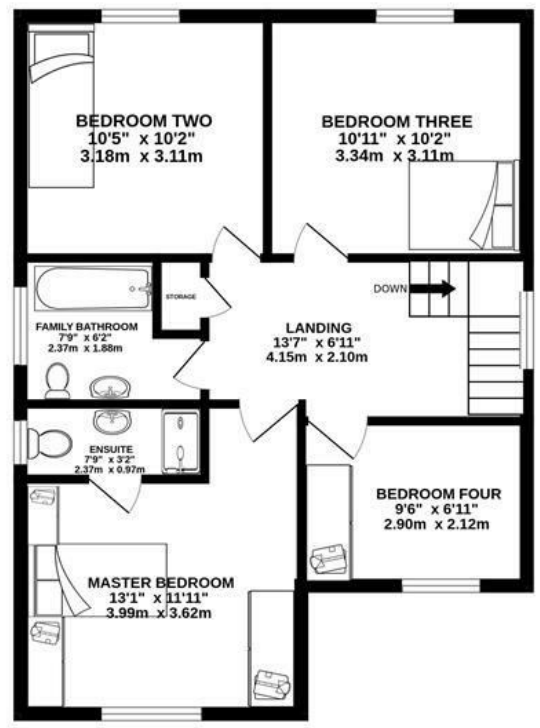
GROUND FLOOR
894 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1472 sq.ft. (136.8 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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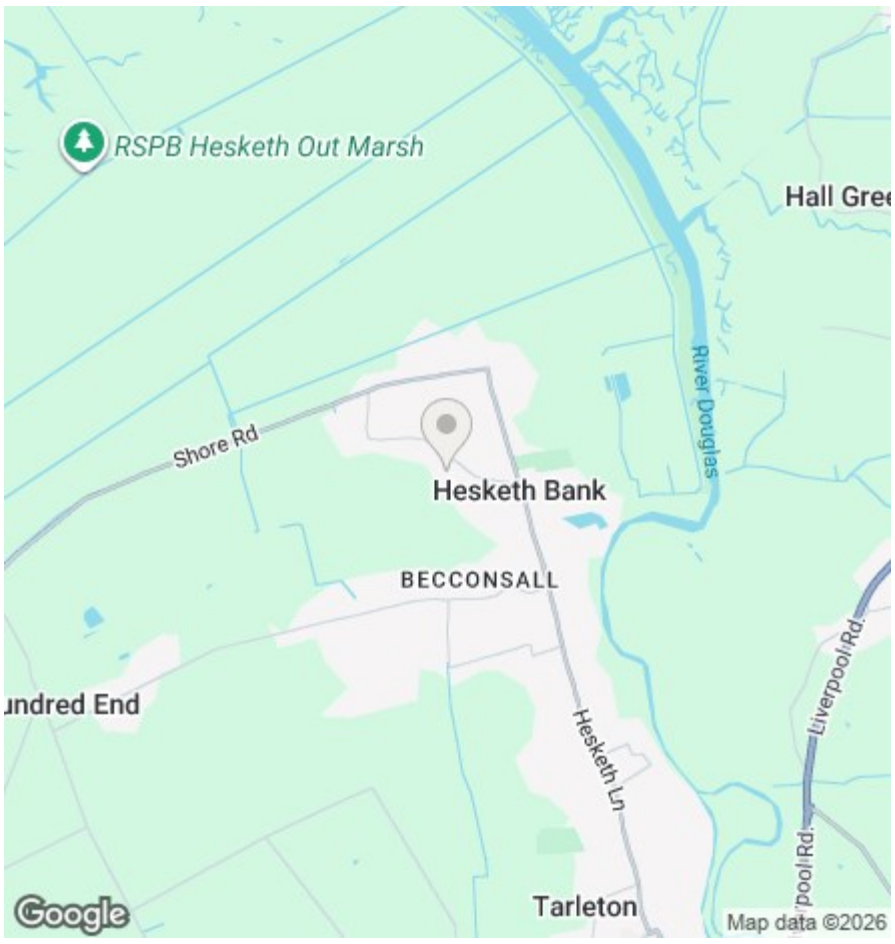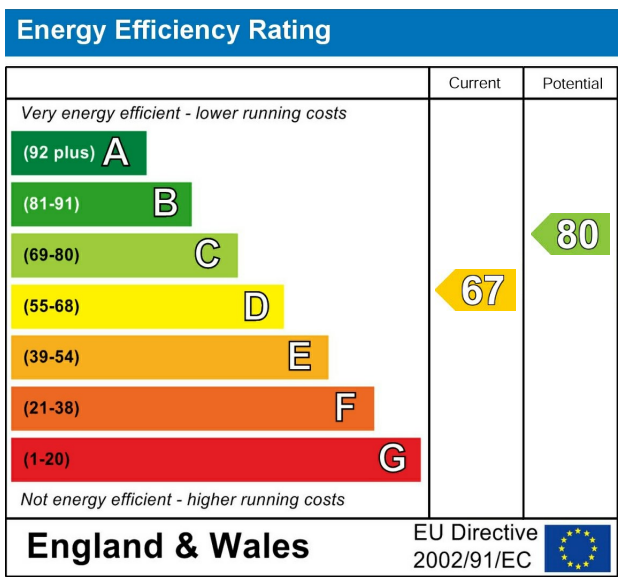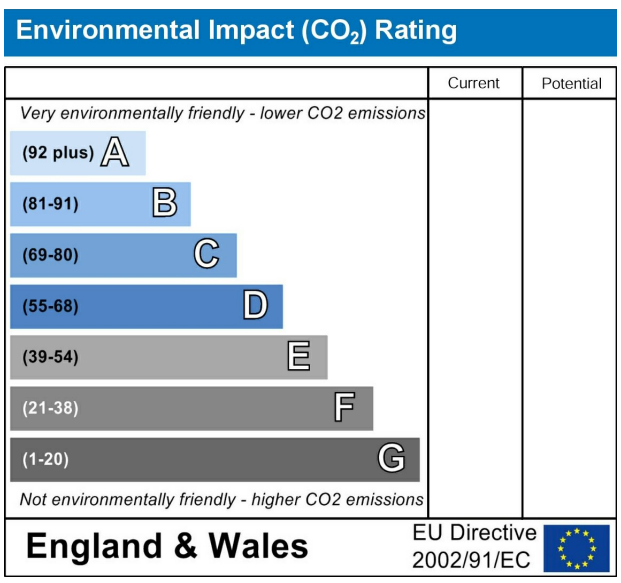
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