BEN ROSE

Sidney Avenue, Hesketh Bank, Preston — Offers Over £194,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property, situated within the highly sought-after area of Hesketh Bank. Offering a good amount of living and outdoor space, this lovely home would make an ideal choice for families, while also providing a fantastic blank canvas for first-time buyers looking to put their own stamp on a property. The home occupies a quiet position and is ideally placed for travel between Preston and Southport, with a superb range of local schools, shops and amenities all within easy reach. The property has also been extended to the rear and benefits from a new boiler and radiators, installed in 2025. Viewing at the earliest convenience is highly recommended to avoid any potential disappointment.

Stepping inside, the property opens into a welcoming porch. From here you'll find access to the spacious entrance hall, with access to the useful under-stair storage, stairs leading to the first floor and main reception rooms. To the front of the home is a generous lounge, enjoying plenty of natural light through the large front-facing bay window and featuring a traditional brick fireplace with an electric fire, creating a pleasant focal point to the room. The lounge flows openly into the dining room, which provides ample space for a large family dining table and makes this a practical area for both everyday family life and entertaining. From the dining room, sliding doors open into the rear sun room, a versatile addition to the home which could be used in a variety of ways, whether as a children's playroom, home office or additional summer reception room. The sun room also provides direct access to the garden, while a convenient shower room can be found within this area. Returning to the entrance hall, there is access into the good-sized kitchen, which is fitted with ample wall and base units, offers space for
freestanding appliances and benefits from external access to the side

Moving upstairs, the home provides three generous bedrooms, with two comfortable double bedrooms and a third bedroom which is still a good size. Completing the first floor is a large three-piece family bathroom, fitted with a bath and over-bath shower, together with a useful storage/airing cupboard.

Externally, the property enjoys a good-sized garden which extends down the side of the home, offering a combination of private lawn and paved areas that are easy to maintain. There is also a single detached garage, complete with power, which currently provides excellent storage. To the front, there is off-road parking for one vehicle alongside an easy-to-maintain front lawn, with further potential to create an additional parking space if desired. Further benefits the lounge carpet and hallway flooring are both approximately 12 months old, making this a well-positioned home with plenty of scope for the next owners to make their own.

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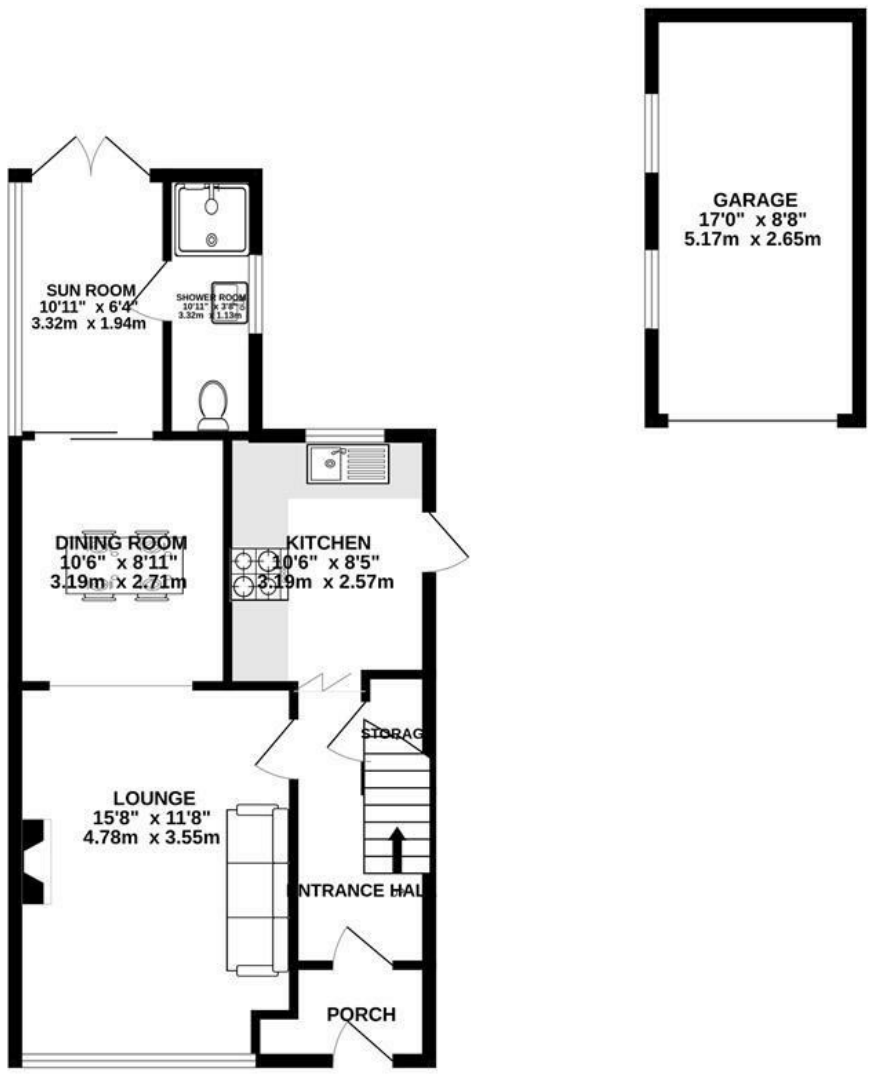
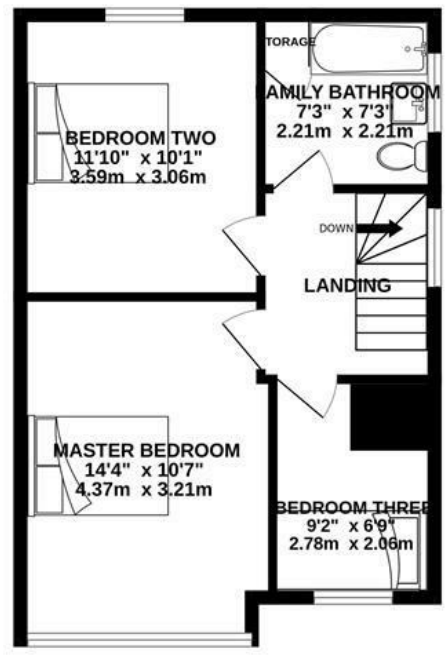
GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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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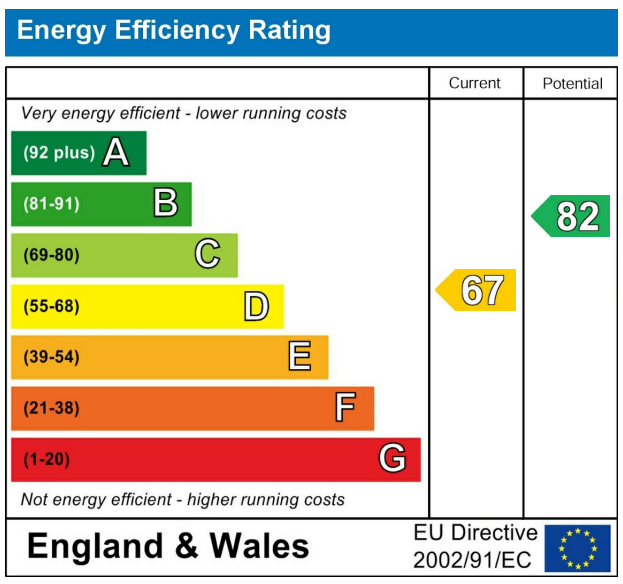

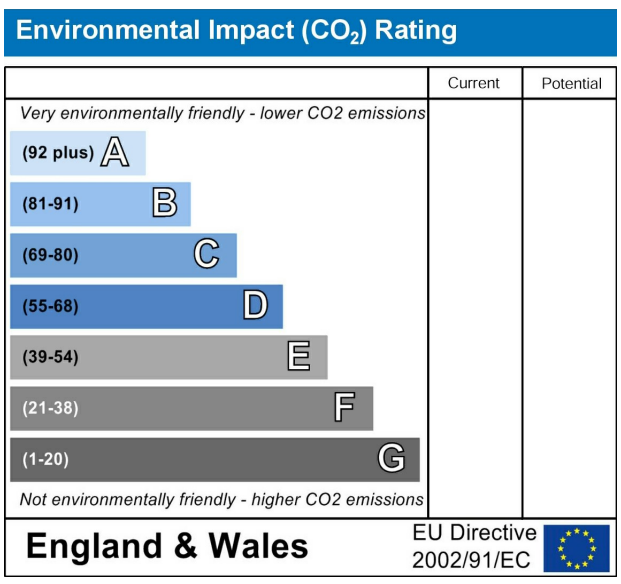

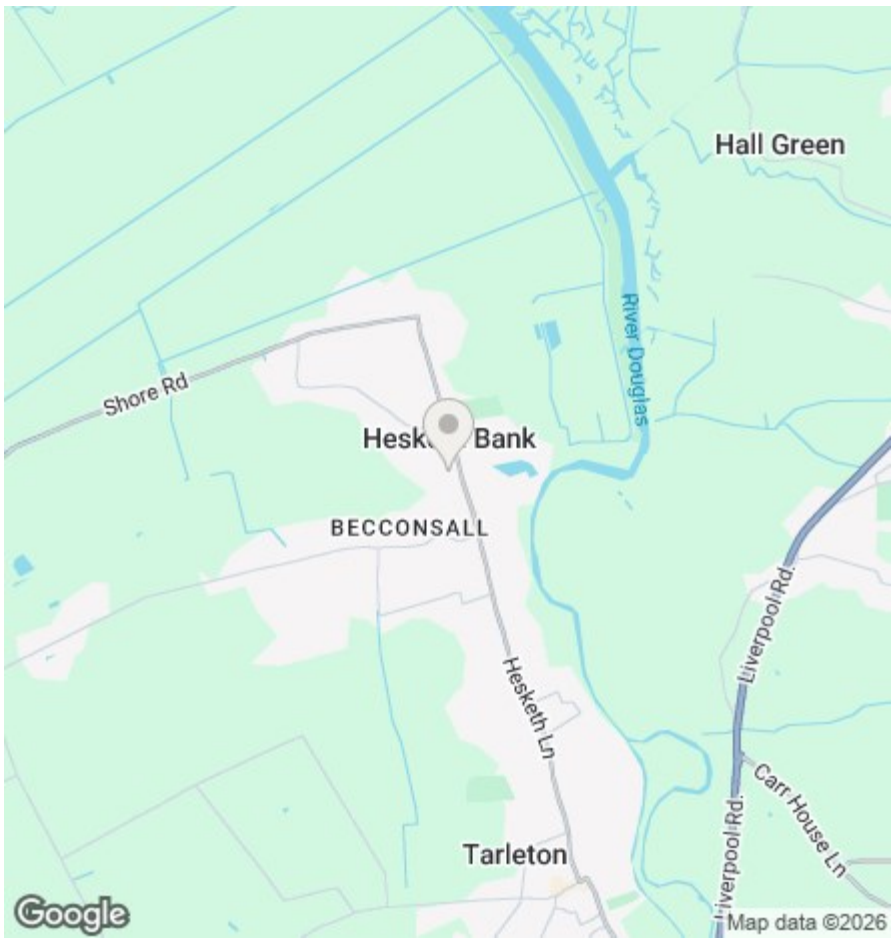

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