



## Navigation Way, Hesketh Bank, Preston

**Offers Over £259,950**

Ben Rose Estate Agents are delighted to present to market this NO CHAIN DEALY immaculately presented three-bedroom detached home, located in the highly sought-after area of Hesketh Bank. The property boasts a contemporary finish throughout, with high-specification upgrades and neutral décor. Ideally situated for easy travel between Preston and Southport, the home is also within close proximity to excellent local schools, shops, and amenities.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a staircase leads to the upper level. To the left, you will find the spacious lounge, which features a large window overlooking the front aspect. Continuing through, you enter the open-plan kitchen/diner. The stunning fitted kitchen offers ample storage and benefits from upgraded AEG appliances, including an integrated oven, hob, fridge freezer, and dishwasher. The dining area provides plenty of space for a family dining table, with double patio doors leading out to the garden. Just off the kitchen is a convenient utility room, offering additional space for freestanding appliances along with practical storage and a single door leading out to the side of the property. Completing the ground floor is a convenient WC, accessed from the entrance hallway.

Moving upstairs, you will find three well-proportioned double bedrooms, with the master bedroom and bedroom two benefiting from fitted wardrobes. The master bedroom also boasts a private ensuite shower room. A contemporary three-piece family bathroom with an over-the-bath shower completes this level.

Externally, the home features a generously sized rear garden with a low-maintenance faux lawn and flagged patio areas, perfect for relaxing or entertaining. The property also benefits from a private driveway to the rear, providing off-road parking for one vehicle. From here, you will find the detached garage, which is equipped with power and lighting and offers either additional parking or useful storage space.

Early viewing is highly recommended to avoid disappointment.





































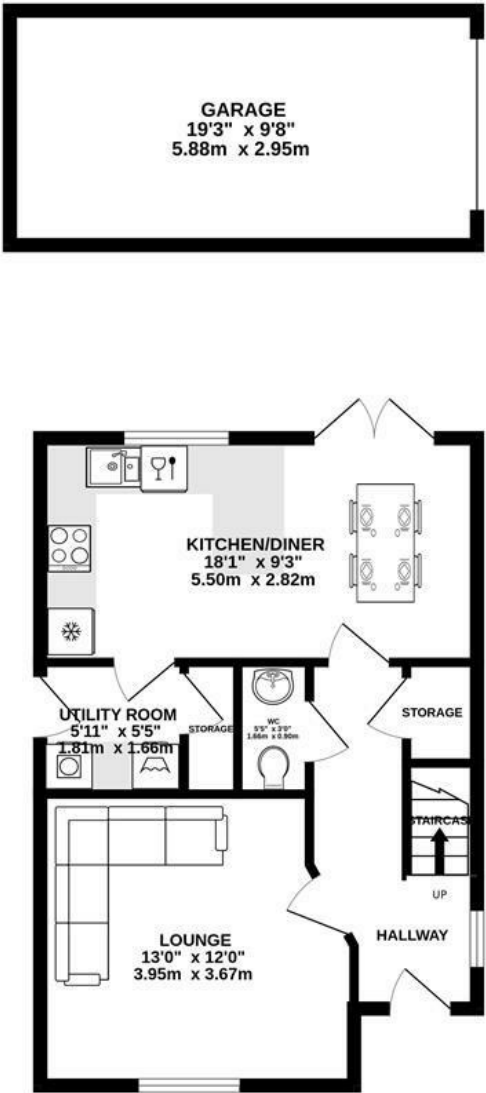




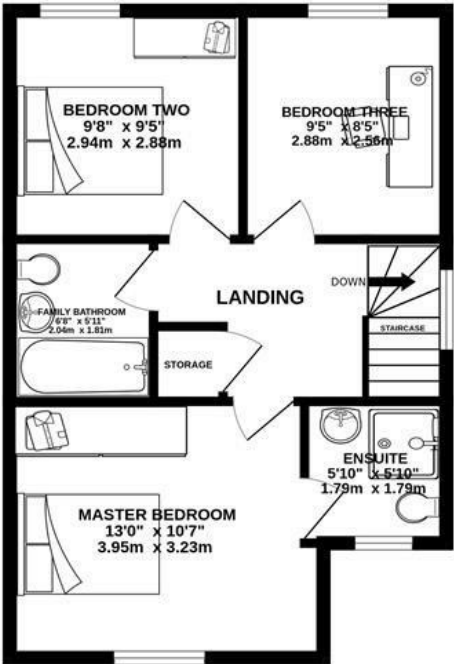


# BEN ROSE

GROUND FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.3 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		
(92 plus) A		94
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

