



Maria B Evans Estate Agents Limited

25 Granville Avenue, Hesketh Bank PR4 6AH

Offers in excess of £650,000



- Attractive detached home offering 4,171 sq. ft of accommodation
- Offered for sale with no onward chain
- Superb, family-orientated location
- Accommodation set across three storeys
- Three, generously sized reception rooms
- Spacious breakfast-kitchen, utility room and ground floor w.c.
- Principal suite with walk-in wardrobe and four-piece en suite
- Five further bedrooms- one serviced by an en suite
- Four-piece family bathroom and three-piece shower room
- Underfloor heating to certain areas
- Electric gated entrance to triple car garage
- Parking available to both the front and the rear
- Set at the end of a private cul-de-sac

Offered to the market for the first time since its construction, this impressive, detached family home was built by a highly regarded local builder and showcases quality craftsmanship throughout. Traditionally constructed with an attractive Welsh slate roof, the property extends to an impressive 4,171 sq. ft. and is thoughtfully arranged over three floors, offering an abundance of versatile living space to suit modern family life. This comprises of three reception rooms, a spacious kitchen-diner, six generously proportioned bedrooms (two with en suite facilities) and both a family bathroom and separate three-piece shower room. Externally, a Tarmacadam driveway provides parking for three to the front (with further parking available to the back) while electric gates to the rear lead to a superb triple garage and low-maintenance gardens designed for entertaining.

Making an entrance...

The property is approached via a Tarmacadam driveway, framed by a laurel hedge border, lawn frontage and an attractive brick wall across the front. A timber overhang creates a sheltered entrance into the property, opening into the bright and spacious hallway which is complete with tiled flooring and warmed by underfloor heating. French polished, solid oak stairs rise to the first floor and incorporate useful understairs storage whilst a conveniently positioned two-piece w.c. is positioned beyond, comprising of a pedestal wash hand basin and close coupled w.c.



Room to unwind...

Bearing right from the hallway guides into the first reception room. This elegant space features a window to the front, oak flooring and a central pendant light sat within decorative coving. A multifuel burner forms the focal point of the room, set within a limestone surround, hearth and mantle, while a television point is positioned to the side.



Also located at the front of the property is a second reception room, currently arranged for formal dining. This spacious room enjoys a front-facing bay window and is finished with a central pendant light.



Feast your eyes...

Oak double doors with glazed insets open into the generously proportioned kitchen-dining room. This is also fitted with oak flooring and enjoys an array of off-white wall units, topped with a black quartz worktop and continuing both into an upstand and to splash areas. The units benefit from a soft close finish and include various integrated appliances with a dishwasher, refrigerator/ freezer, Franke inset sink unit and electric Rangemaster with gas hob and extractor hood over. The central island provides a sociable focal point, creating an inviting space for the family to gather and offering further storage and breakfast bar seating opposite a television point.



Complementing the kitchen is a walk-in pantry, fitted with shelving and overhead lighting for added practicality. The kitchen is further enhanced by a rear-facing window and French patio doors providing direct access to the garden, while recessed downlighting and ample space for a formal dining area complete the room.



The utility is conveniently positioned adjacent to the kitchen and is equipped with oak base units, plumbing for an automatic washing machine, venting for a tumble dryer, a cupboard housing the water tank and the boiler.

The third reception room is at the rear of the property with a window overlooking the garden and recess downlights above. This space is currently set up as a games room but could also be enjoyed as a formal dining room being positioned next to the kitchen or another living space.



And so, to bed...

Rising to the first floor, the spacious landing gives way to four good-sized bedrooms and the family bathroom.

The principal suite is a generously proportioned space with ample room for furniture, a rear-facing window and television point opposite the bedspace. An oak door with glazed insets opens into the walk-in wardrobe, fitted with a vanity desk underneath the window, fitted wardrobes to either side and a pendant light.



The master en suite holds a four-piece suite, including a bathtub, shower with glazed sliding doors to enclose, twin sink units within a wall mounted vanity wash hand basin and a close coupled w.c. The suite is tiled to dado, warmed by underfloor heating and a chrome heated towel rail and lit by both recess downlights and an opaque window to the side.



Bedroom two is another good-sized room with a window to the front, oak flooring, television point and an en suite. This is fully tiled and includes a walk-in shower with glazed sliding doors, a vanity wash hand basin, close coupled w.c. and chrome heated towel rail.



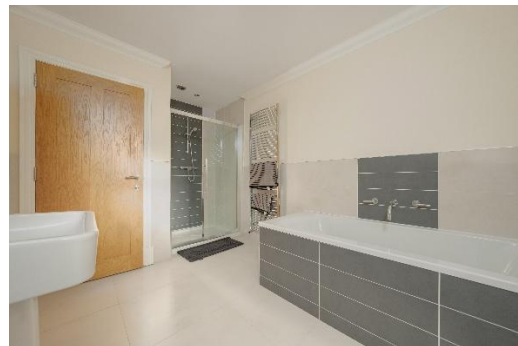
Bedroom three is a double bedroom with a window to the rear, television point and a double wardrobe fitted to one corner finished with black frosted sliding glass doors.



Currently used as a study, bedroom four offers ample room for a double bed with a window to the front and fitted shelving unit with storage.



The family bathroom is also warmed by underfloor heating and comprises of a freestanding bathtub, shower enclosed by glazed sliding doors, pedestal wash hand basin, close coupled w.c. and chrome heated towel rail. Tiled to dado in neutral tones, the bathroom retains a fresh, bright feel with an opaque window to the side.



Rising above it all...

Ascending to the second floor, the spacious landing offers an ideal space for a study area with a Velux window above and spotlights.



Bedrooms five and six are both double rooms with bedroom five benefitting from convenient access to extensive loft storage.



A three-piece suite serves both these bedrooms, making the ultimate retreat for guests or teenagers. This comprises of a shower enclosed with bi-folding doors, a pedestal wash hand basin and close coupled w.c. The shower room also has an integrated cupboard for the useful storage of bathroom supplies, etc.



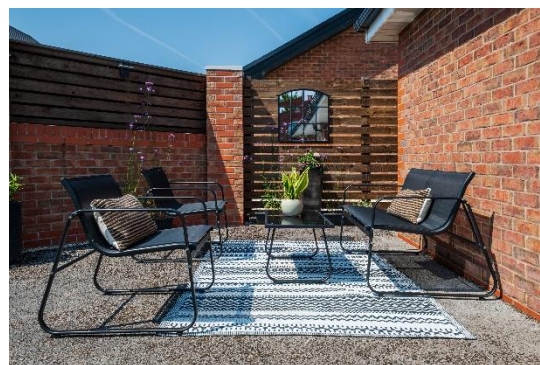
Garden delights...

The south-west facing garden provides an excellent setting for entertaining, beginning with a raised patio area that is ideal for al fresco dining and outdoor furniture. Beyond, a well-maintained lawn is framed by mature shrubs and a combination of timber and brick borders, creating a private and attractive outdoor space.



To the rear of the property, electric gates open to a Tarmac area offering additional parking and leading to the detached triple garage. The first section features an electric up-and-over door and is fitted with power and lighting, providing further parking or storage. Adjacent to this, the second section (also accessed via an up-and-over door) benefits from fluorescent strip lighting and offers excellent potential for use as a home gym or workshop, complete with a stainless-steel sink with etched

drainer, fitted base units and a separate w.c. The third section is accessed from the side via a shutter door and provides further useful storage space.



The surrounding area...

Situated at the end of a peaceful private cul-de-sac, the property enjoys a superb position within easy reach of local amenities and countryside walks. A nearby footpath provides a pleasant route into the heart of the village in under five minutes, where residents can enjoy a range of everyday conveniences including Booths Supermarket, cafés, bars, a post office, shops, and takeaways.

For those who enjoy the outdoors, the picturesque river walks are close by, with routes passing the historic Ribble Steam Railway and Beconsall Heritage Park, which hosts a variety of events and offers attractive walking trails. Excellent transport links are available with bus services connecting to Southport and Preston.

Further amenities are within comfortable walking distance, including a highly regarded Indian restaurant, gym, Hesketh Bank Football Club, bowling club, and the village community centre. Local recreational facilities include Carr Lane Park, rugby and football clubs, while the woodland walks and open spaces of Tarleton are also nearby.

The area is particularly well suited to families, with three well-regarded primary schools serving Hesketh Bank and Tarleton, along with Tarleton Academy. Combining the charm of village living with a strong sense of community, excellent amenities, healthcare facilities, and a wide range of activities, this is an ideal location for family life.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is West Lancashire Borough Council

The EPC rating is B

The Council Tax Band is G

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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