BEN ROSE

Croston Way, Hesketh Bank, Preston — £1,899 Per Month

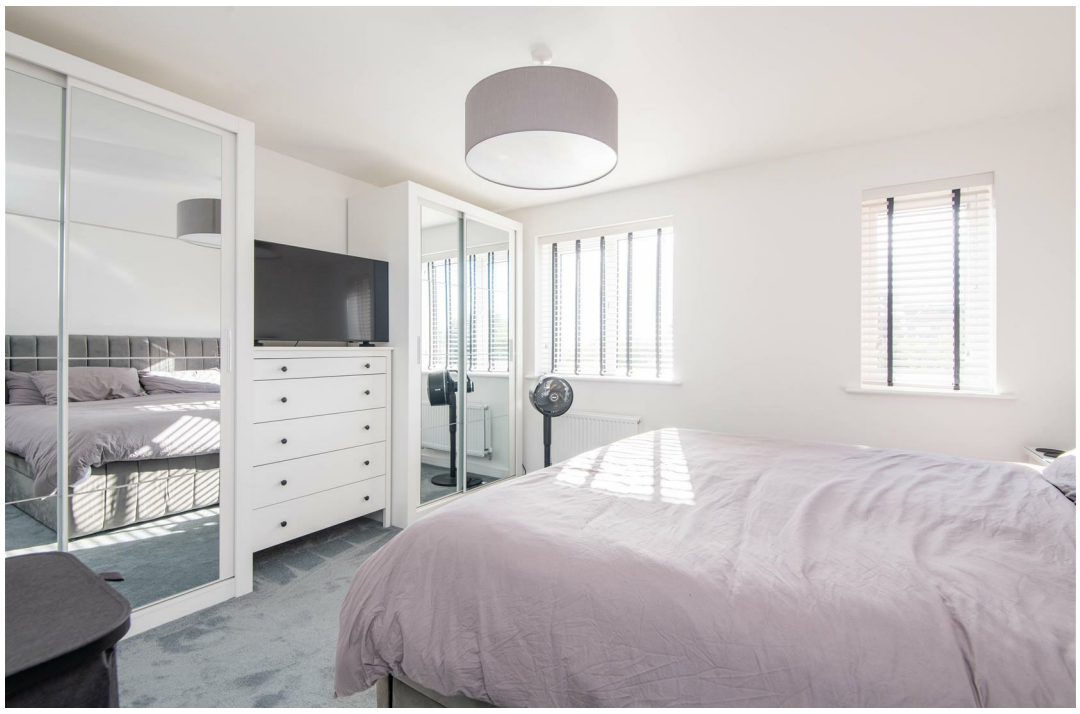
Ben Rose Estate Agents are pleased to present to the letting market this modern and well-presented detached family home, situated on a quiet cul-de-sac in the sought-after village of Hesketh Bank. Offering spacious accommodation throughout, four double bedrooms and a generous rear garden, this attractive property is ideally suited to families seeking a comfortable home in a peaceful setting. The property enjoys a particularly pleasant position, with an area of greenery directly opposite providing an attractive outlook, enhancing the sense of tranquillity and offering a greater degree of privacy from neighbouring properties. Hesketh Bank offers a range of local amenities, including shops, convenience stores, schools and everyday services, whilst the nearby towns of Tarleton and Southport provide further shopping, dining and leisure opportunities. Local bus services operate throughout the surrounding area, whilst the A59 provides convenient road access towards Preston and Ormskirk. The wider motorway network can also be reached via the M6 and M65, making this an excellent base for those travelling throughout Lancashire and beyond.

Entering the property, the welcoming entrance hall provides access to the principal ground floor rooms, a convenient downstairs WC and the staircase leading to the first floor. The lounge is a bright and airy space, with a large front-facing window allowing plenty of natural light to flow through, alongside ample room for comfortable seating and relaxing with family. Moving through to the kitchen diner, you will find the heart of the home: an expansive, modern space designed with both everyday family life and entertaining in mind. The contemporary kitchen benefits from several integrated appliances and useful built-in storage, alongside generous worktop space for food preparation. There is also ample room for a family-sized dining table, creating a sociable setting for mealtimes, hosting guests or enjoying time together. The open, practical feel of this room makes it a particularly appealing feature of the home.

Heading upstairs, the landing provides access to all four bedrooms and the family bathroom. All four bedrooms are comfortable doubles, offering excellent flexibility for growing families, visiting guests or those requiring a dedicated home office. The master bedroom and second bedroom are particularly generous in size, with the master further benefiting from its own shower en suite, providing added convenience and privacy. The remaining two bedrooms offer versatile accommodation that can easily be adapted to suit individual household needs. Completing the first floor is the three-piece family bathroom, finished to a good standard and conveniently positioned to serve the remaining bedrooms.

Externally, the property benefits from a private driveway to the front, providing off-road parking and leading to the integral garage, which is fitted with an electric vehicle charging point. To the side, a small lawn and established flower beds add an attractive touch of greenery to the frontage. The rear garden is a particularly appealing feature, offering a sizeable outdoor space that is predominantly laid to lawn, alongside a paved seating area ideal for outdoor furniture, summer dining and entertaining. Combined with the quiet cul-de-sac setting and the open green outlook directly opposite, the exterior provides a pleasant environment for families to enjoy. Overall, this well-presented detached home offers spacious and versatile accommodation, modern conveniences and a peaceful village location, making it an excellent opportunity for families seeking a quality rental property with convenient access to local amenities and transport links.

NORDPAK



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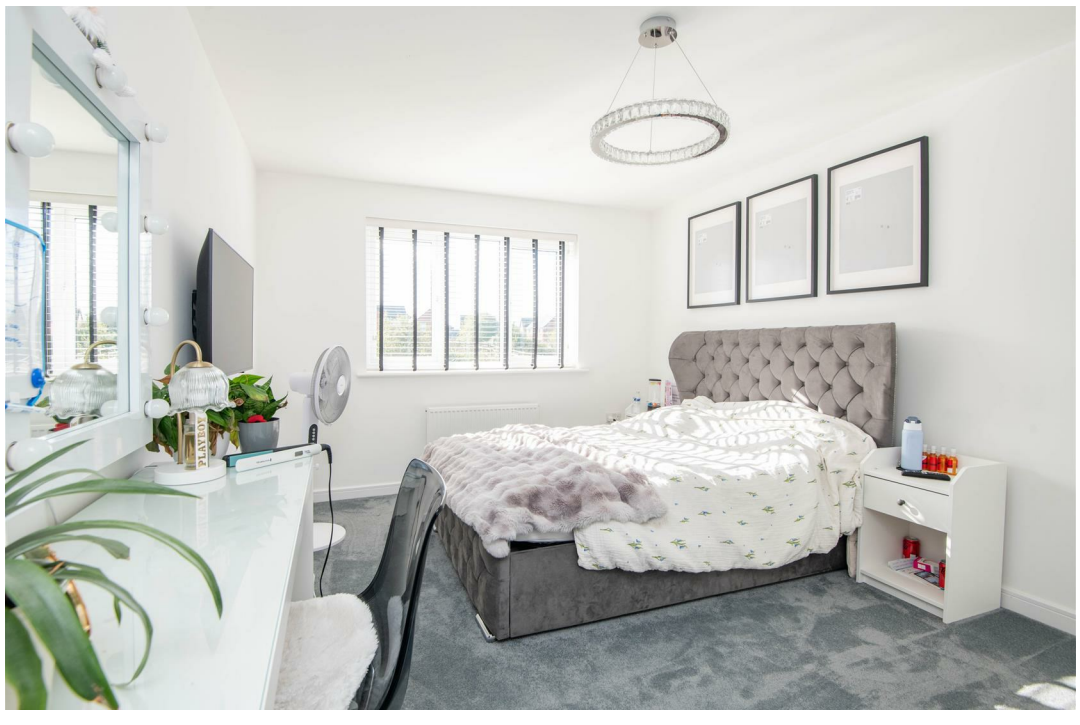

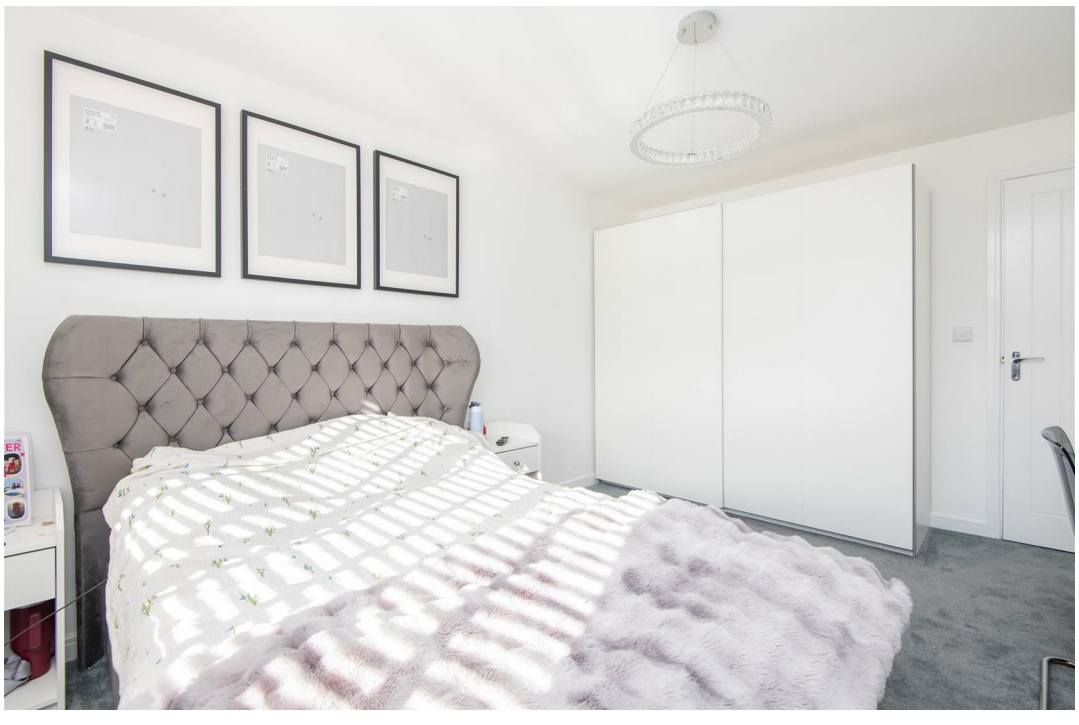

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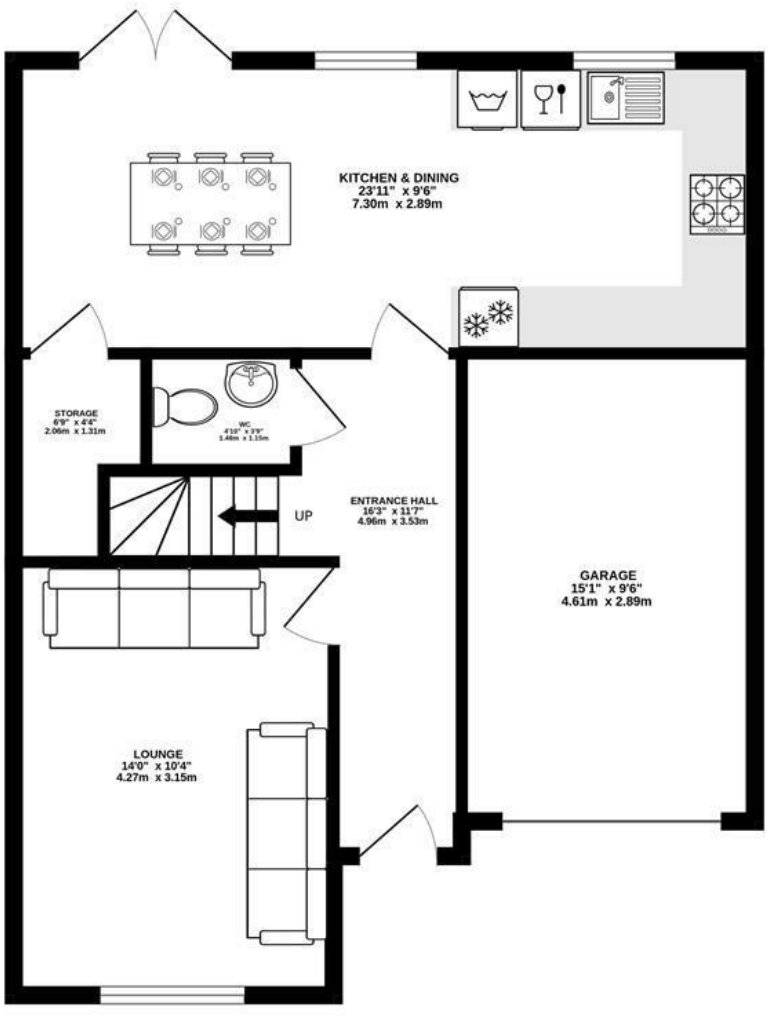
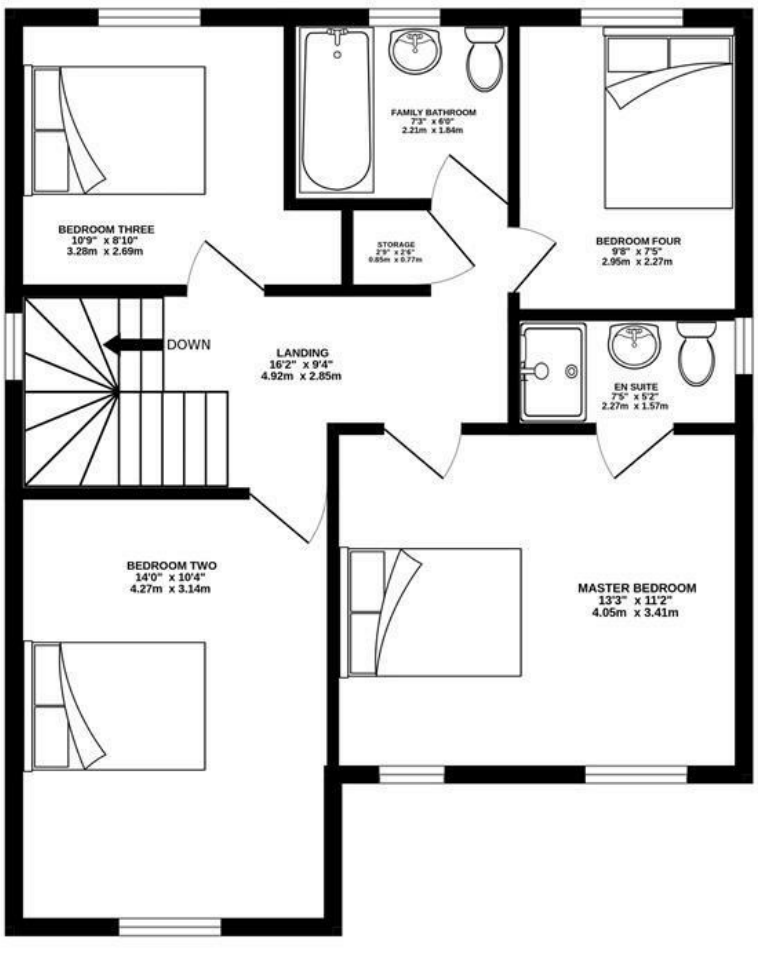
GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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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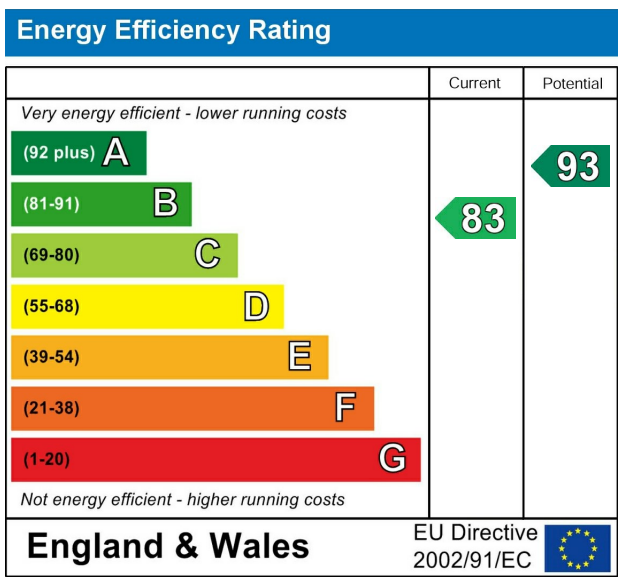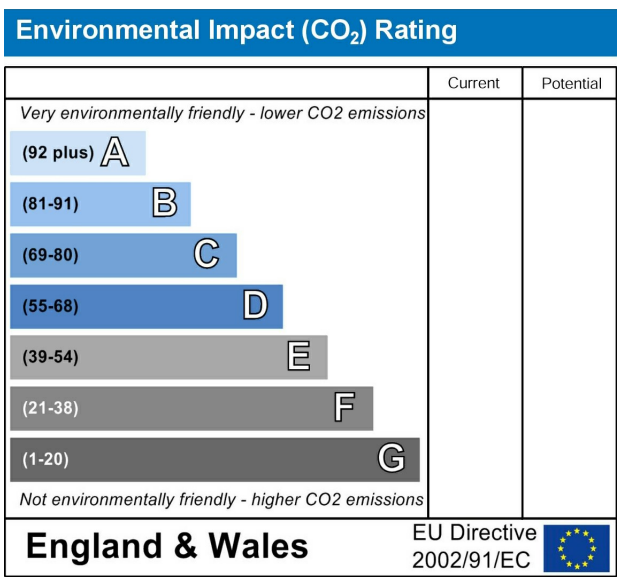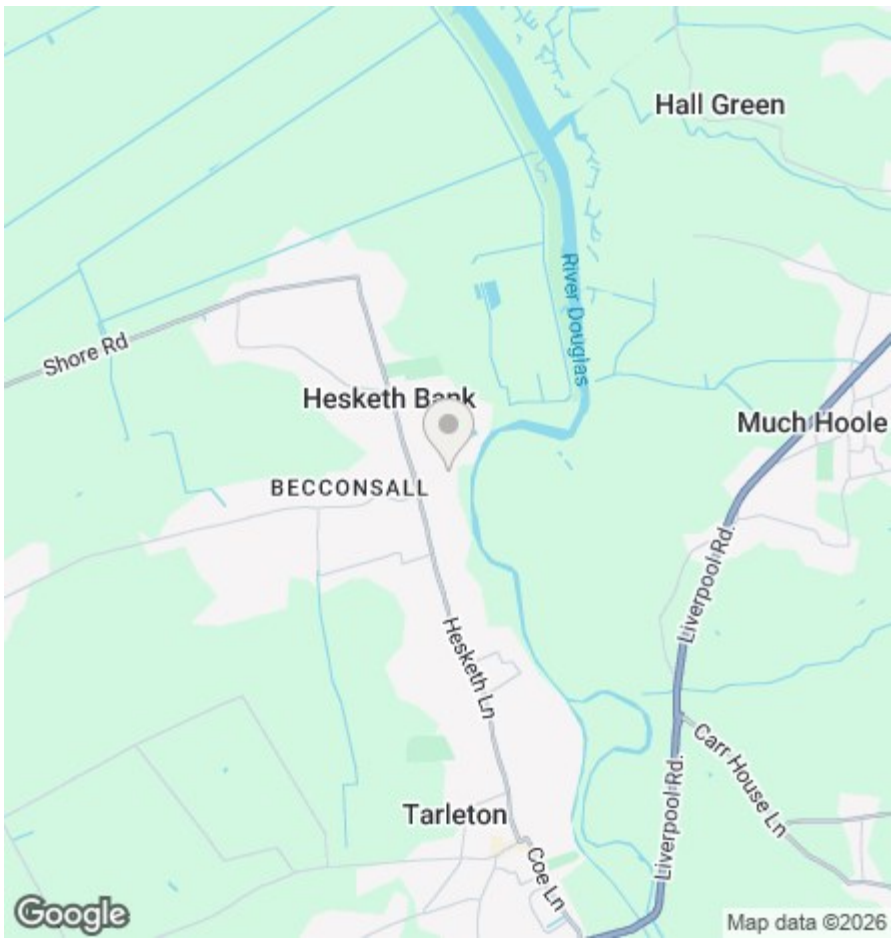
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.