BEN ROSE



Granville Avenue, Hesketh Bank, Preston

Offers Over £269,950

Ben Rose Estate Agents are pleased to present to market this beautifully renovated two-bedroom semi-detached home, ideally situated close to the village centre of Hesketh Bank. Offering a stylish interior, well-proportioned living spaces and an exceptionally generous rear garden complete with a versatile garden room, this property is perfectly suited to couples and growing families alike. Combining characterful features with modern finishes, the home provides a welcoming environment both inside and out, with excellent potential for entertaining, family life and home working. The convenient location places a range of local amenities within easy reach, including village shops, supermarkets, cafés, schools and everyday essentials. Hesketh Bank also offers convenient road links towards Tarleton, Southport, Preston and Ormskirk, while nearby railway stations provide connections for commuters travelling further afield. Local bus services offer additional transport options, and the surrounding Lancashire countryside provides plenty of opportunities for family walks and outdoor activities.

Stepping inside, the vestibule provides a welcoming entrance, with the staircase positioned directly ahead and access leading through to the spacious front lounge. A beautiful bay-fronted window allows natural light to fill the room, while the feature fireplace creates an attractive focal point and adds character to this comfortable living space. Moving through the property, the generously sized kitchen/diner offers an excellent setting for everyday family life, with ample room for a dining table in the centre of the room. The layout provides a practical balance between cooking, dining and socialising, making it ideal for both busy mornings and relaxed family evenings. The kitchen also benefits from useful under-stair storage and access to a convenient cloakroom, adding further practicality to the ground floor.

Ascending to the first floor, the landing leads to two well-proportioned bedrooms, offering comfortable accommodation for a young family, a couple or those requiring an additional guest room. The master bedroom is particularly appealing, benefiting from its own private dressing room, providing valuable storage space and a dedicated area for getting ready. Completing the floor is a modern four-piece family bathroom, thoughtfully fitted with both a separate bath and a shower cubicle, allowing for a relaxing soak or a refreshing start to the day. The contemporary finish complements the home's wider renovation, creating a stylish and functional space for the household.

Externally, the property benefits from a driveway to the front providing parking for one vehicle, with additional parking available down the side of the home through a gated access point. The standout feature is undoubtedly the sizeable rear garden, offering a wonderful amount of outdoor space for families, keen gardeners and those who enjoy entertaining. Immediately outside the home is a large seating area, complemented by useful outbuildings for additional storage. Further along the garden sits a versatile garden room, complete with electricity and lighting, making it ideal for use as a home office, hobby room, creative studio or additional entertaining space, subject to individual requirements. A substantial garden store is attached, providing further practical storage. Beyond this, an expansive lawn opens up towards a beautifully landscaped seating area at the bottom of the garden, where a decked seating space, pergola and planted beds create a charming setting for outdoor dining, summer gatherings or simply unwinding in the warmer months. With its extensive garden, flexible outdoor accommodation, fully renovated interior and convenient position close to the village centre, this attractive home offers an appealing combination of modern comfort, practical family living and exceptional outdoor space.





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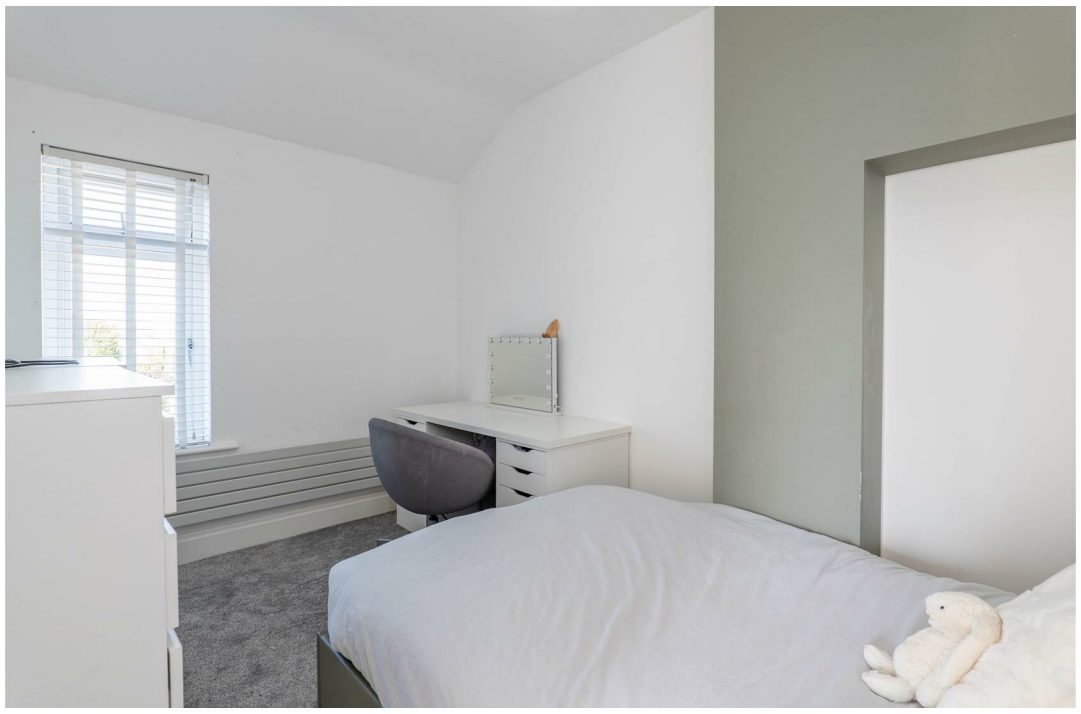






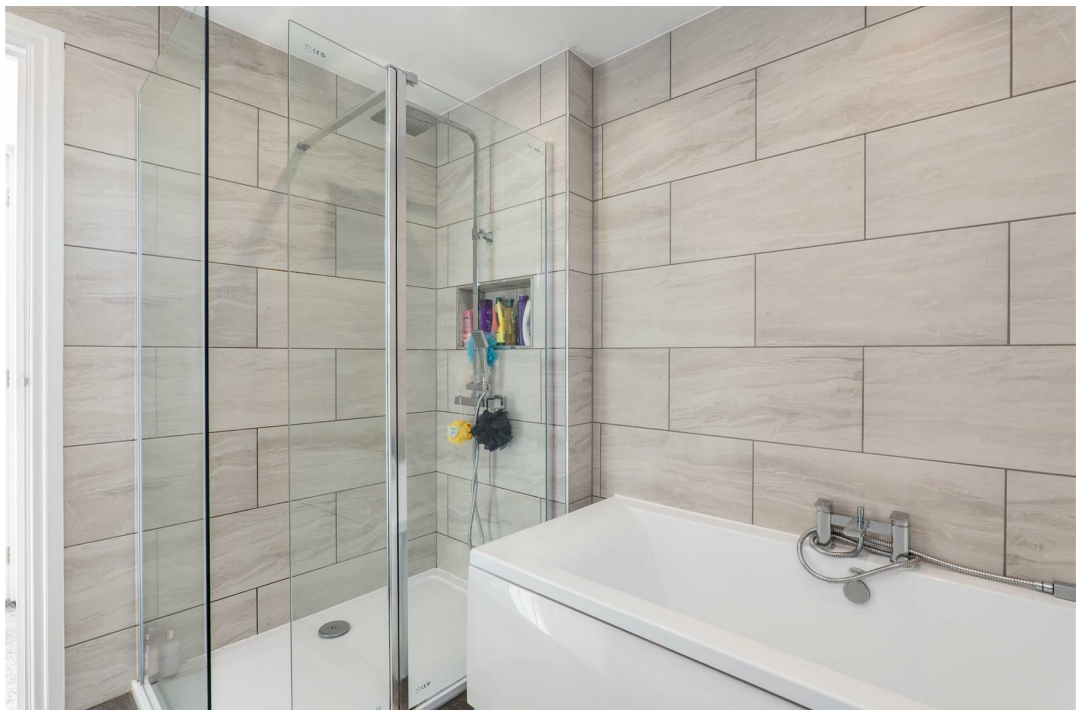



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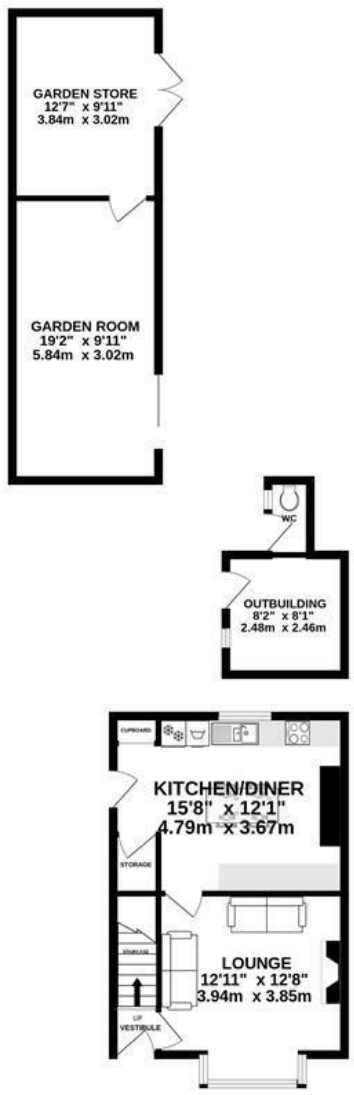




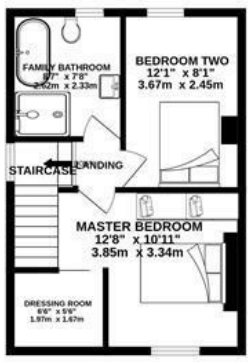
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GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



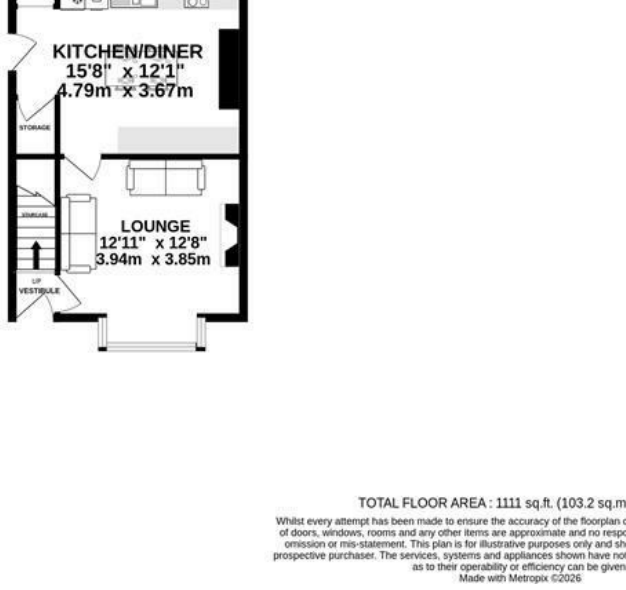
1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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