



**Thornton Drive, Hesketh Bank, Preston**

**Offers Over £299,950**

Ben Rose Estate Agents are pleased to present to market this beautifully decorated detached home with NO ONWARD CHAIN, ideally positioned in the sought after village of Hesketh Bank, Lancashire. Offering generous living space and a welcoming atmosphere throughout, this property is perfectly suited to couples and families seeking comfort, style and convenience. The home enjoys a peaceful residential setting while remaining within easy reach of local amenities, including reputable primary schools, independent shops, restaurants and traditional pubs in nearby Tarleton. Excellent bus links provide direct access to Preston and Southport, whilst convenient connections to the M6 motorway ensure straightforward travel further afield.

Upon entering the property, you are welcomed by a bright and inviting entrance hall that sets the tone for the rest of the home. From here, you are led into the spacious full length lounge, filled with natural light and featuring French doors opening onto the garden, creating a perfect space for relaxing or entertaining. The impressive kitchen/dining room spans the length of the home and benefits from dual aspect windows and a modern fitted kitchen with ample storage and workspace. A practical utility room is accessed from the kitchen, providing additional functionality, with a door leading to the rear and a convenient WC located just off.

Moving to the first floor, the master bedroom is a well proportioned double featuring dual aspect windows and a private ensuite shower room. Bedroom two is another generously sized double, also enjoying dual aspect windows, whilst bedroom three offers flexibility as a comfortable single room or home office. Completing this level is a contemporary three piece family bathroom, finished to a high standard and designed to serve the household with both style and practicality.

Externally, the property benefits from a driveway providing off road parking for two cars, alongside a detached double garage and a neat frontage. To the rear, the enclosed garden features a paved patio area ideal for outdoor seating, a well maintained lawn and high fencing offering privacy, with access to the garage. This delightful home presents an excellent opportunity for modern family living.



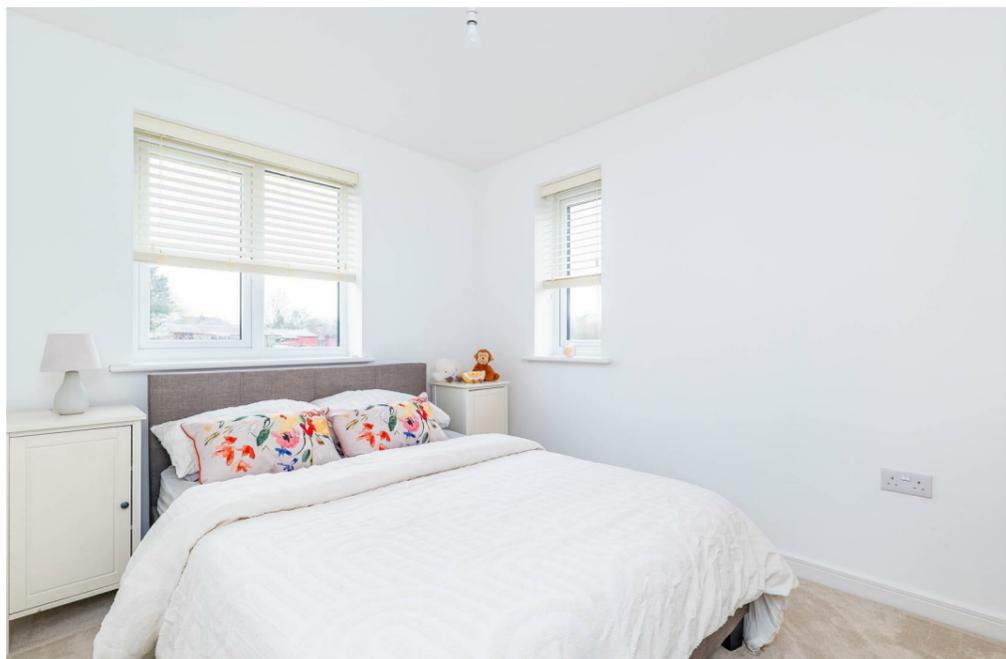










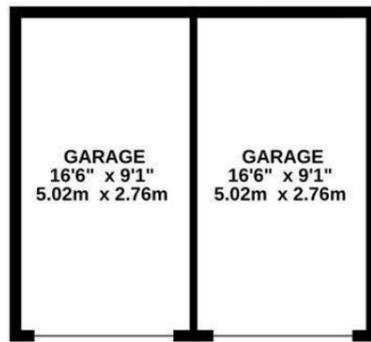
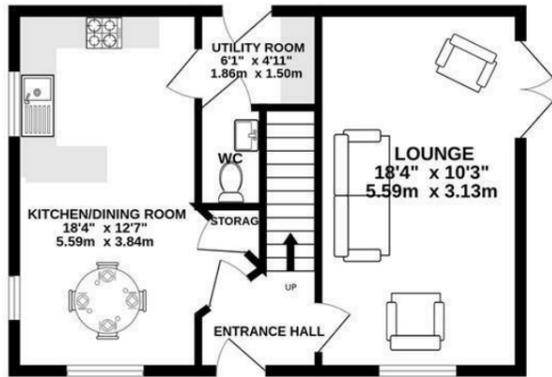




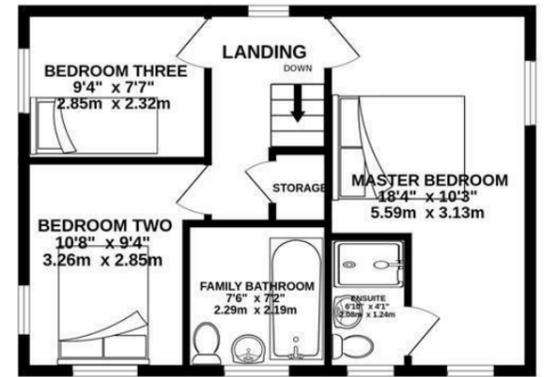




GROUND FLOOR  
769 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.

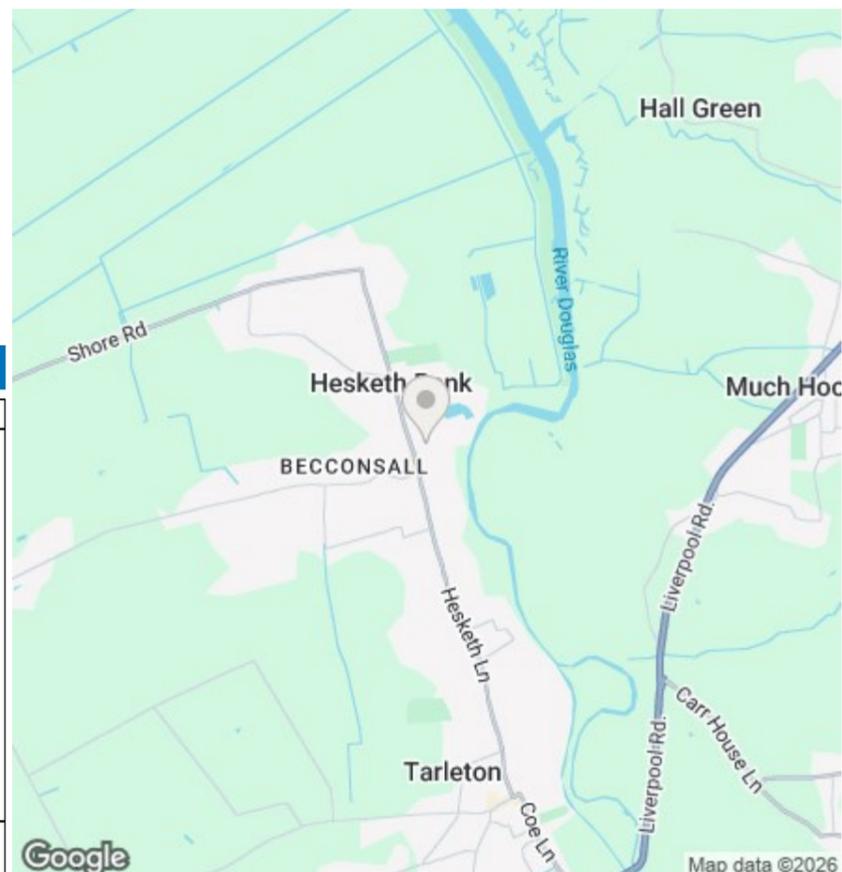


TOTAL FLOOR AREA: 1241 sq.ft. (115.3 sq.m.) approx.

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) <b>A</b>                          |                         | <b>95</b> |
| (81-91) <b>B</b>                            | <b>84</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |