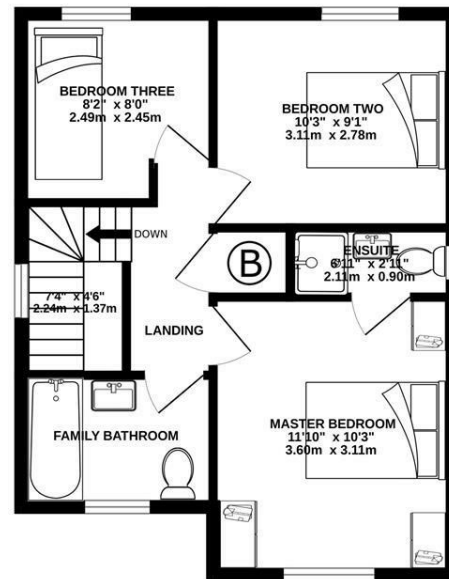
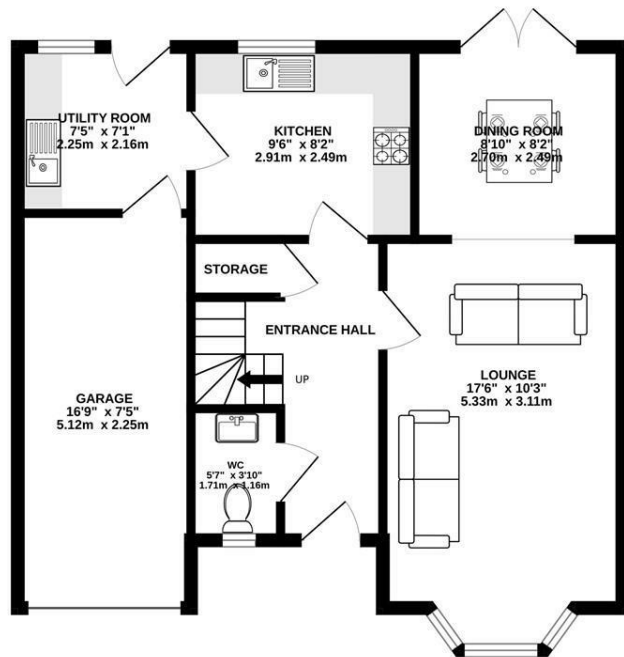


GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 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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Foxglove Close, Hesketh Bank, Preston

Offers Over £279,950

Ben Rose Estate Agents are pleased to present to market this beautifully decorated detached family home, situated within the sought-after village of Hesketh Bank, with no onward chain. Offering well-presented and thoughtfully arranged accommodation across two floors, the property provides an excellent blend of comfortable living space and practical family facilities. Hesketh Bank is ideally positioned for access to a range of amenities, with local primary schools, shops and everyday conveniences close by, whilst neighbouring Tarleton offers a selection of restaurants, traditional pubs and independent stores. Excellent bus links provide connections towards both Preston and Southport, while the nearby A59 offers convenient road access towards Preston and the M6 motorway network, making this an appealing location for commuters. The surrounding area also boasts beautiful countryside, walking routes and attractions, including the West Lancashire Light Railway.

Stepping inside, the welcoming entrance hall immediately gives a bright and inviting feel, with access to a convenient ground floor WC. The impressive full-length open-plan lounge/dining room provides a fantastic setting for both relaxing and entertaining, with the lounge benefiting from a bay window and attractive feature fireplace, whilst the dining area enjoys French doors opening onto the rear garden. To the rear, the modern fitted kitchen is well equipped with a built-in gas hob, oven and fridge, with access into a useful utility room. The utility room provides further practical space, a door to the garden and convenient internal access to the garage.

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		
(81-91) B		
(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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

