



Moss Lane, Hesketh Bank, Preston

Offers Over £299,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented four-bedroom semi-detached home, positioned in the highly sought-after village of Hesketh Bank, Lancashire. This stylish and spacious property has been thoughtfully updated and is ideal for couples and families looking for a move-in-ready home with generous living space and modern finishes throughout. The location offers a superb lifestyle balance, with excellent primary schools nearby and a strong community feel. Tarleton village is just a short distance away, offering a range of independent shops, restaurants, cafés and traditional pubs. There are convenient bus links to both Preston and Southport, with easy access to the M6 motorway network for commuters, as well as nearby countryside walks and local leisure facilities.

Upon entering, you are welcomed by a bright entrance hall that sets the tone for the home's tasteful décor, with a convenient ground floor WC located just off the hallway. The open plan lounge and dining room extends the full length of the property, creating a wonderfully versatile and sociable space. The front lounge area features a bay window that fills the room with natural light, while the rear sitting area centres around a charming wood burner and opens via sliding doors onto the garden. The bespoke modern galley kitchen is sleek and practical, complete with integrated appliances including an oven, microwave and induction hob, along with ample storage and worktop space.

To the first floor, the master bedroom is a generous double featuring a bay window. The second bedroom is also a large double and benefits from dual aspect windows, creating a bright and airy feel. A third double bedroom and a fourth single bedroom, ideal as a nursery or home office, provide flexible accommodation. The contemporary four-piece family bathroom includes a walk-in shower and separate bath with quality modern fittings.

Externally, the property offers a driveway with space for three vehicles, access to a garage, new double glazing and an electric vehicle charger. The large rear garden features a paved seating area, lawn, raised wooden patio and a south-facing summer house, surrounded by mature plants and trees, completing this impressive and well-rounded home.















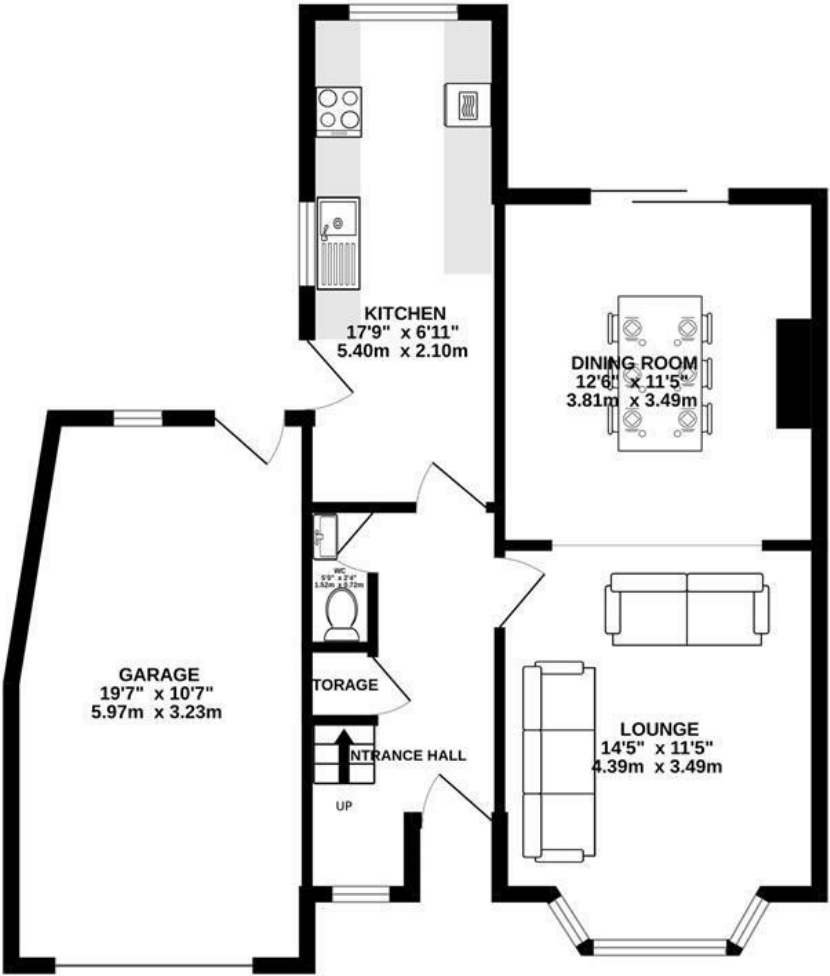




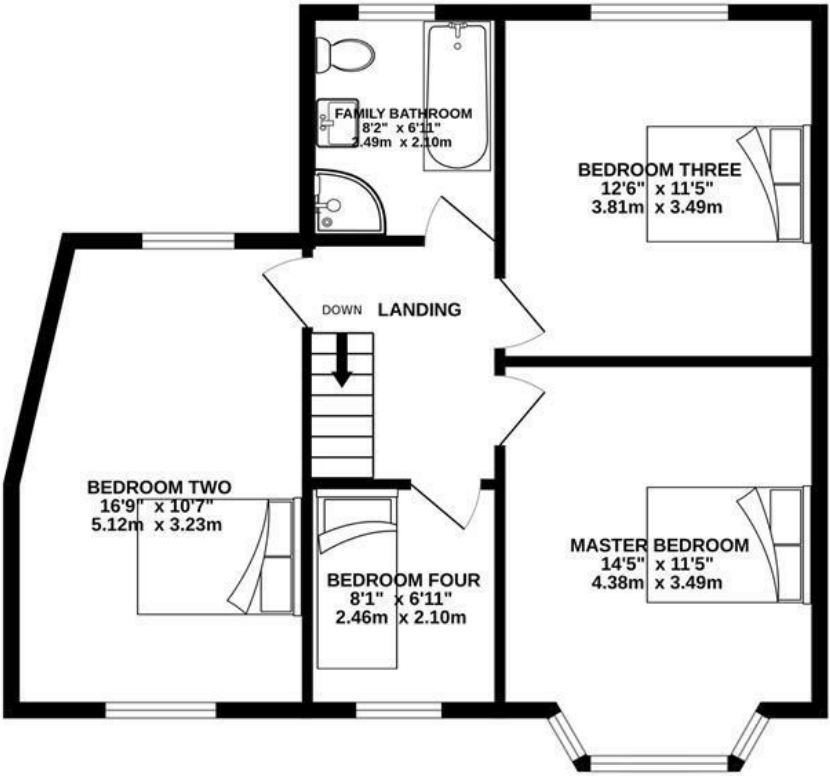


BEN ROSE

GROUND FLOOR
702 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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) 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 | |

