



## Granville Avenue, Hesketh Bank, Preston

**£474,950**

Ben Rose Estate Agents are delighted to bring to market this charming four-bedroom detached bungalow, situated in a quiet and highly sought-after neighbourhood in Hesketh Bank. Tucked away on a private road, this inviting home offers an ideal blend of peace and accessibility. The location boasts excellent travel connections with nearby bus routes and convenient access to the M6 motorway, while a variety of local amenities, scenic countryside walks, and essential services lie close at hand, making this property perfectly suited to families or those looking for spacious, single-level living.

Upon entering the property, you step into a welcoming entrance hall. To the front of the home is the second bedroom—a generously sized double featuring a bay window that fills the room with natural light. This bedroom also benefits from access to an additional, smaller room, perfectly suited for use as a home office or study.

Continuing through the entrance hall, you are led into the heart of the home: an impressive open-plan lounge, dining room, and kitchen. The lounge is expansive and features a log-burning fire, dual-aspect windows, and patio doors that open onto the rear garden, creating a bright and comfortable living space. The dining area easily accommodates a large family dining table and accompanying furniture, making it ideal for entertaining. The kitchen, which adjoins the dining space, is generous in size with an abundance of wall and base units. It includes integrated appliances such as a hob, oven, and dishwasher, along with ample room for additional freestanding appliances. A breakfast bar for two adds to its practicality, while dual-aspect windows and direct access to the garden enhance its light and usability.

From the dining room, a secondary hallway provides access to three further bedrooms. Both the master bedroom and bedroom three are spacious doubles, with the master benefitting from fitted wardrobes for additional storage. Bedroom four is a comfortable single, suitable for a child's room or guest space. Serving these bedrooms is a well-proportioned four-piece family bathroom, complete with a bath and a corner shower.

Externally, the property enjoys a beautifully maintained south-east facing garden to the rear, which is not directly overlooked. This private outdoor space features a lawn and a paved patio, bordered by mature trees and shrubs, providing the perfect setting for relaxation or entertaining. There is also space for outdoor storage and a side path offering convenient access around the home.

To the front, the property boasts an additional lawned garden and two separate driveways, offering off-road parking for up to five vehicles. The exterior is as well-kept and welcoming as the interior, with every element thoughtfully designed for ease of living.

Immaculately presented and move-in ready, this delightful bungalow offers a rare opportunity to enjoy peaceful, family-friendly living within walking distance of shops, amenities, and countryside trails.





































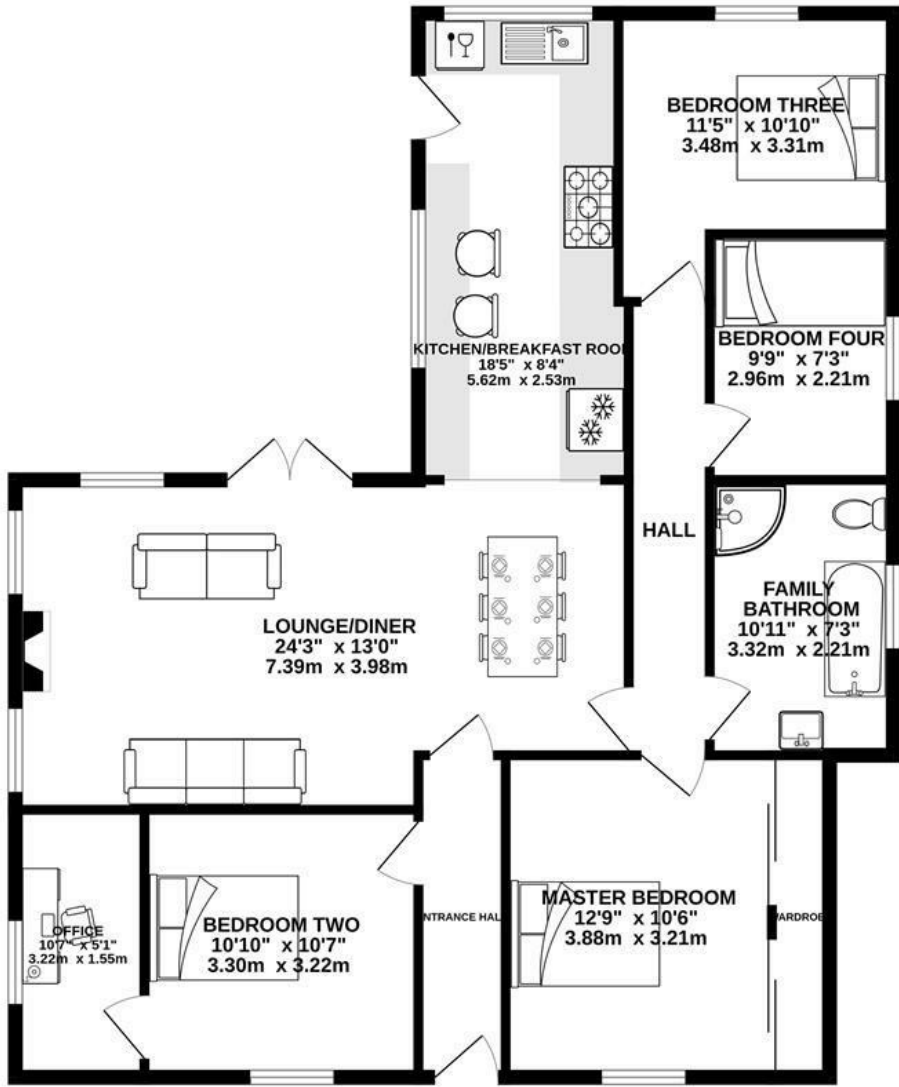






# BEN ROSE


GROUND FLOOR  
1130 sq.ft. (105.0 sq.m.) approx.



TOTAL FLOOR AREA: 1130 sq.ft. (105.0 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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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		
	70	78
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 