

**Cherry Vale,  
Hesketh Bank**

  
**SMART MOVE**



Asking Price **£165,000**



**01772 811899**

**[www.smartmoveproperties.net](http://www.smartmoveproperties.net)**

**[tarleton@smartmoveproperties.net](mailto:tarleton@smartmoveproperties.net)**





Smart Move are delighted to offer For Sale this well proportioned semi detached home. Set at the end of a peaceful cul-de-sac, yet still only minutes walk to the village centre, shops and bus stops, this deceptively spacious and well presented house is sure to be snapped up quickly, due not only to its enviable plot and useful loft conversion, but also that it is sold with the bonus of no onward chain.

The internal layout of the property in brief includes: entrance hall, lounge, dining room, kitchen, first floor landing, master bedroom with fitted wardrobes, two further bedrooms to the first floor plus a first floor bathroom, inner hallway with staircase leading to the second floor where you shall find the fourth bedroom in the converted loft. Off road parking is available to the left-hand side of the property on the double width driveway and also within the single garage. In front of the property is a lawned garden with plated flower bed border and to the rear is an enclosed low maintenance garden with paved and gravelled areas and a fenced perimeter.

About the Local Area: Hesketh Bank is a small agricultural village in Lancashire. It lies to the north-east of the town of Southport on the Irish Sea estuary of the River Ribble. The area falls under West Lancashire Borough Council for administrative purposes, and Hesketh-with-Becconsall Parish Council for parochial matters. Within the village are local schools, bus stops, independent shops as well as larger chain stores, such as Booths supermarket, making the village close-knit and semi rural yet with all creature comforts and necessities just a short distance away. The village is also geographically situated between Southport, Preston, Ormskirk and Liverpool, making commuting to such cities / towns almost equal distance.





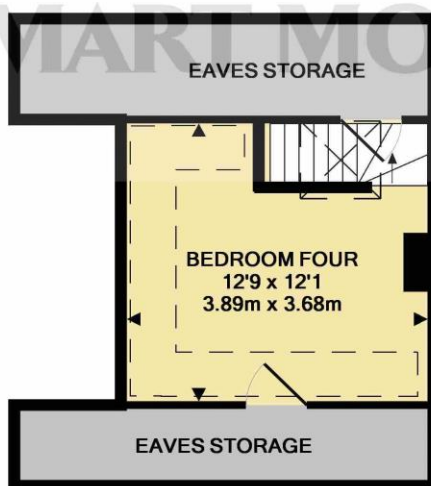
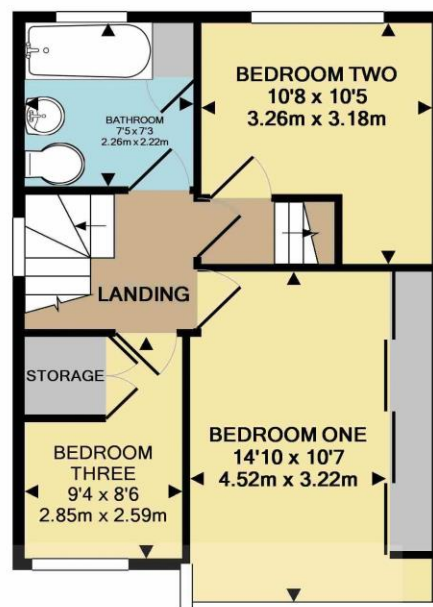
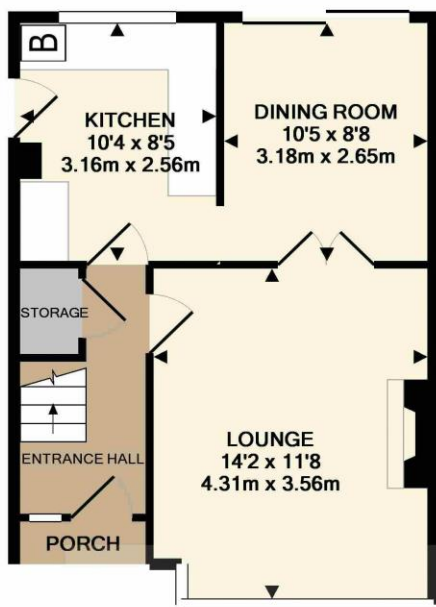


- \* Three / Four Bedroom Semi Detached House
- \* First Floor Bathroom
- \* Loft Conversion Fourth Bedroom
- \* Front Lawned Garden & Rear Low Maintenance Garden
- \* No Onward Chain & Vacant Possession

- \* Lounge, Dining Room & Kitchen
- \* Three First Floor Bedrooms
- \* Double Width Driveway plus Single Garage
- \* End Cul-de-Sac Close to Local Shops & Bus Stops
- \* UPVC Double Glazing, GCH & EPC - D

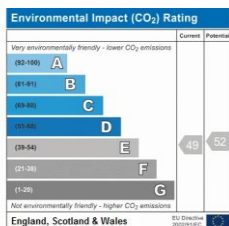
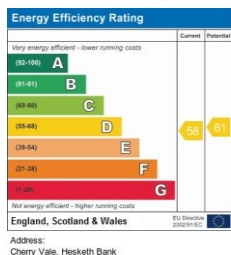






**TOTAL APPROX. FLOOR AREA 1110 SQ.FT. (103.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**SMART MOVE**

**PRS** Property Redress Scheme

**Smart Move – Tarleton**  
**226a Hesketh Lane,**  
**Tarleton, Preston, PR4 6AT**



**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.