

**Granville Avenue,  
Hesketh Bank**

  
**SMART MOVE**



Asking Price **£320,000**

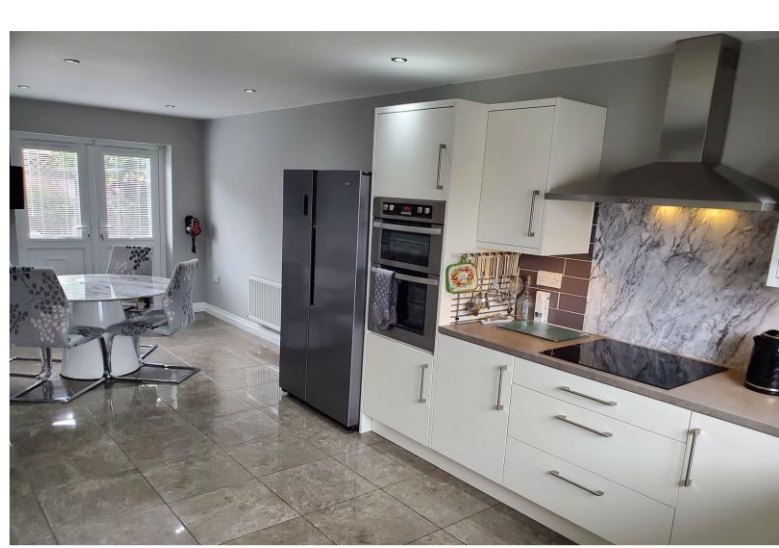
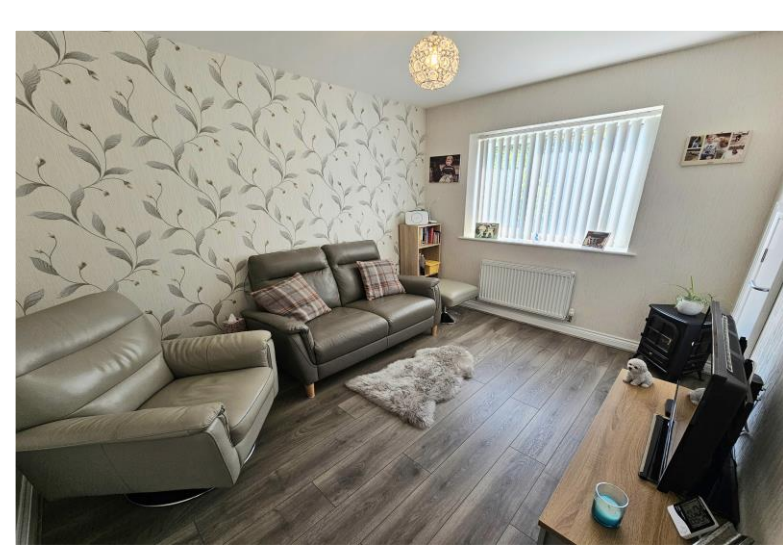


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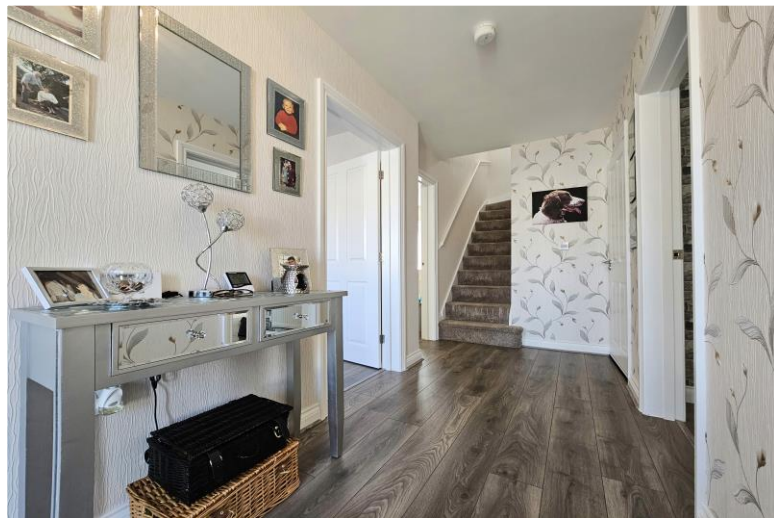
Enjoying a set-back location, lies this deceptively spacious and well appointed detached home. Built in 2017, this property is move-in-ready and offers buyers flexible accommodation, as it can either be used as two or three bedrooms, making it suitable for several potential buyers needs. Internal inspection is by appointment only and is sure not to disappoint, so book your individual tour now via Smart Move.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, lounge with electric feature fireplace, separate sitting room / third bedroom, three piece ground floor bathroom, open plan dual aspect modern fitted kitchen diner, first floor landing, bedroom one with fitted wardrobes, bedroom two and the three piece first floor shower room complete the accommodation.

The property enjoys a set-back location off Granville Avenue. In front of the property there is off road parking for several vehicles, as well as space for a sectional garage, a mature lawned front garden, with central path leading to the front door, a small shed, bin store, double power point and an outside water tap. Down the left-hand side of the property is a gate, for easy access round to the rear. The main garden is set to the rear and boasts a paved sun terrace, established lawn and a well stocked flower bed border, made private by an enclosed fenced perimeter. Also to the rear there is a garden shed, double power point and a water tap.

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. 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.





**\* Modern Detached Home (Built circa 2017)**

**\* Lounge & Separate Sitting Room / Ground Floor Third Bedroom**

**\* Ground Floor Bathroom**

**\* Set-Back Location with Off Road Parking for Several Vehicles**

**\* Freehold, Council Tax Band D & Full Fibre Connected**

**\* Immaculately Presented Throughout**

**\* Open Plan Kitchen Diner**

**\* Two Double Bedrooms & Shower Room to First Floor**

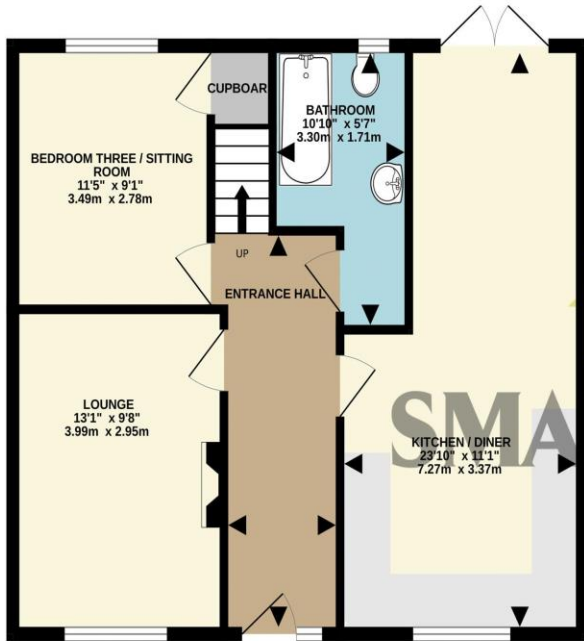
**\* Private Enclosed Rear Garden**

**\* UPVC DG & GCH & EPC Rating of B with Green Mortgage Potential**

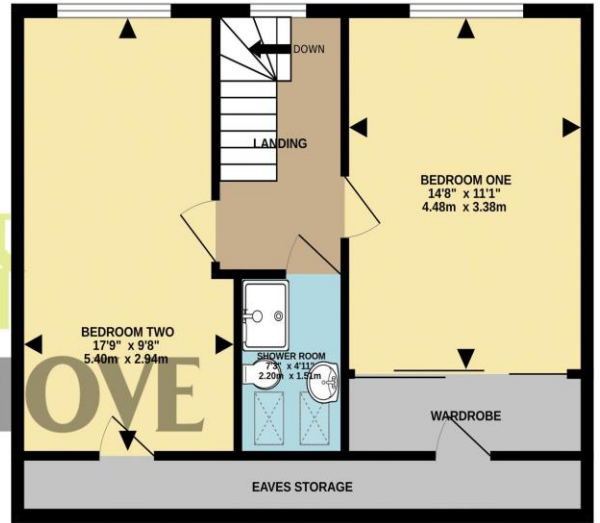




GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.

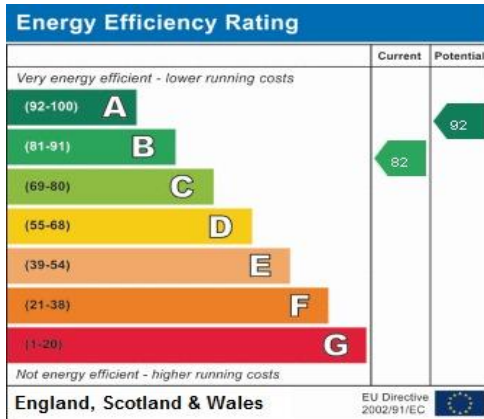


1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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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Address:  
Granville Avenue, Hesketh Bank



**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.