

**Moss Lane,  
Hesketh Bank**

  
**SMART MOVE**

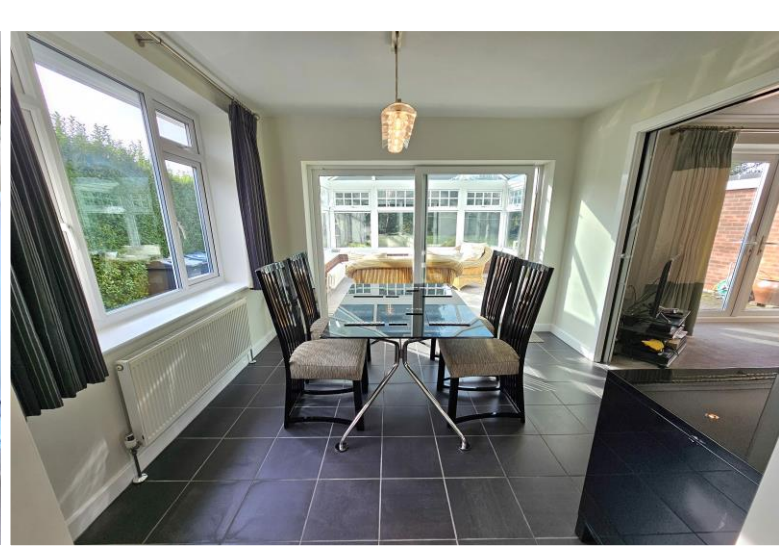


Asking Price **£450,000**



**01772 811899**

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



Few homes evoke quite such a sense of being both impeccably presented, whilst also still feeling homely. This is one such property. Internal inspection is sure not to disappoint, as only viewing first-hand shall truly do justice to this property and the high standard to which it has been modernised and extended by the current owners, whom have lived here for 20 years, illustrating perfectly just what a great place to live it is. Set-back off Moss Lane, this five bedroom chalet style detached bungalow boasts flexible accommodation, a large plot of around 1/3 of an acre and has benefit of NO ONWARD CHAIN, making this a property that you really must see this one with your own eyes.

The phrase "like a tardis" springs to mind upon entering this property, as a simple drive-by shall in no way do justice to what lies within. In brief, the internal layout of the property includes: entrance hallway with built in storage cupboard, utility / laundry room, integral garage with workshop to the rear, inner reception hall with staircase to the first floor, spacious main lounge with feature fireplace, French doors to the rear garden and sliding pocket doors to the dining room, modern fitted kitchen with external side access door, conservatory looking out over the rear garden, four piece ground floor bathroom, bedroom one is located on the ground floor and has fitted wardrobes and bedroom two is also on the ground floor, though it is currently utilised as a snug / sitting room. To the first floor is the galleried landing with access to under eaves storage, three piece first floor shower room and three further bedrooms (two of which also have access to useful under eaves storage areas.)

Enjoying a generous plot of around 1/3 of an acre, the property is set back from the road and as such offers ample off road parking on the open driveway, in addition to the attached car port for covered parking, off which is access into the integral garage. There is gated access off the driveway, which leads down the side of the property and around to the rear, where the main garden is located. The rear garden is a real haven for families, or just simply those who like to sit out and enjoy a private garden. The rear garden faces a southerly direction and includes a paved patio area spanning the width of the property, generous mature lawn with feature pond and an established border of hedges and trees. At the end of the garden is a small woodland area, home to numerous trees, bushes and wildlife, giving buyers an amazing garden to enjoy, but one which is not too high maintenance.

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, bars, 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.



**\* Substantial Detached Chalet-Style Bungalow**

**\* Carpets, Curtains, Blinds & Light Fittings Included**

**\* Presented to a High Standard - Inside & Out**

**\* Lounge, Dining Room, Kitchen & Conservatory**

**\* Five Bedrooms (Two Ground & Three to First Floor)**

**\* No Onward Chain & Vacant Possession**

**\* Plot of Around 1/3 of an Acre**

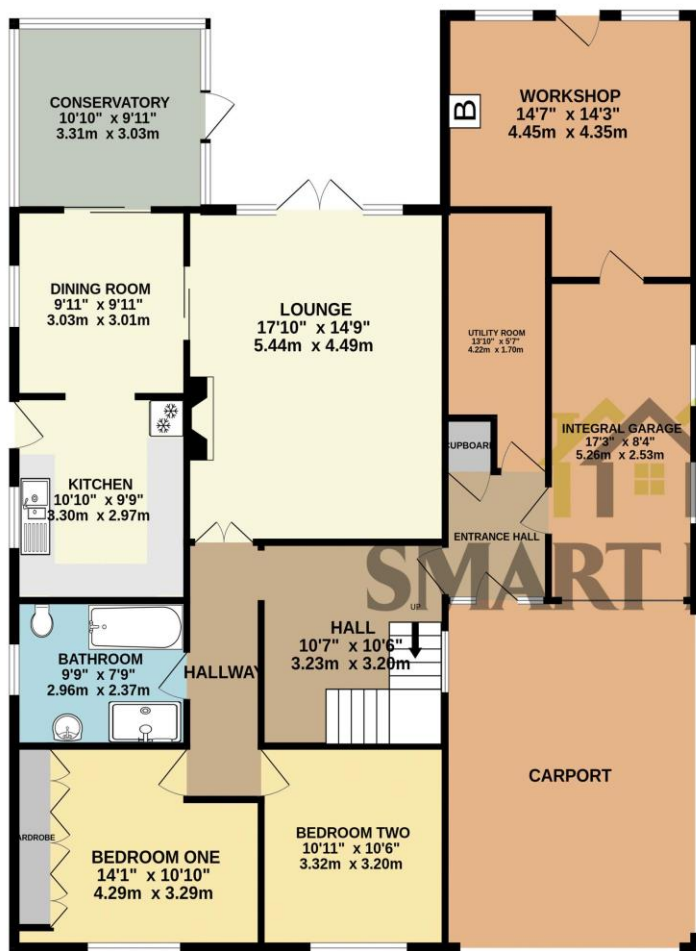
**\* Generous Driveway, Car Port & Integral Garage**

**\* Laundry Room, Ground Floor Bathroom & First Floor Shower Room**

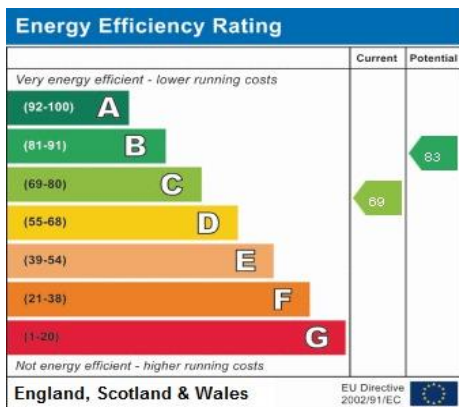
**\* Freehold, Council Tax Band E & EPC Rating of C**



GROUND FLOOR  
1794 sq.ft. (166.6 sq.m.) approx.



1ST FLOOR  
865 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA: 2658 sq.ft. (247.0 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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Address:  
Moss Lane, Hesketh Bank

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PRIS 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.