

**Delta Park Avenue,  
Hesketh Bank**

  
**SMART MOVE**



Asking Price **£259,500**



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The phrase "don't judge a book by it's cover" suits this deceptively spacious home down to a T, as only stepping foot inside shall truly do justice to what lies within. The property is flexible to be used as three or four bedrooms and thanks to being extended to the rear, there is ample living space for couples and families alike. The outside is just as well thought out, as the rear garden is home to a detached garden room, as well as a hot tub, making this a home that you can enjoy both inside and out.

The internal layout of the property in brief includes: porch, entrance hall with stairs leading to the first floor, ground floor WC, study / home office / ground floor fourth bedroom with fitted furniture and inset lighting, open plan lounge and dining room with feature electric fire and double doors leading to the rear garden, modern fitted kitchen boasting an excellent range of eye and base level wall units on four sides and including a in-built sink, gas hob with extractor over, electric oven, integrated dishwasher and space for a fridge freezer, separate utility / laundry room with spaces for a washing machine and tumble dryer and an external rear door to the garden, first floor landing, bedroom one boasts a comprehensive range of fitted bedroom furniture and wardrobes with inset lighting, bedrooms two and three are also to the first floor, along with a first floor shower room, which completes the accommodation.

To the front of the property there is a generous pebbled driveway which spans the width of the property and can accommodate three vehicles. To the left-hand side is a further pebbled driveway area with a timber bin store and gated access leading to the rear garden. The main garden is situated to the rear and includes a mature lawned garden, extended paved patio area with hot tub (subject to negotiation), timber garden store, well stocked planted borders and, of course, the detached garden room. The garden room has lights, power, double door access and can be used as a entertaining space or for working from home, as well as a host of other uses, making it a very useful space that any buyer will find a welcome addition.

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.



- \* Deceptively Spacious Semi Detached Home
- \* Rear Extension to the Ground & First Floors
- \* Landscaped Rear Garden with Hot Tub (under separate negotiation)
- \* Extended Open Plan Lounge & Dining Room plus Separate Kitchen
- \* Ground Floor WC & First Floor Shower Room

- \* Flexible to be used as Three or Four Bedrooms
- \* Detached Garden Room / Possible WFH Space
- \* Driveway for Three Vehicles to the Front
- \* Ground Floor Office / Fourth Bedroom
- \* Freehold, UPVC DG, GCH (Combi Boiler,) Council Tax Band C & EPC D

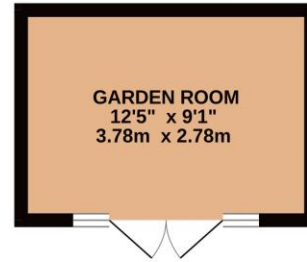
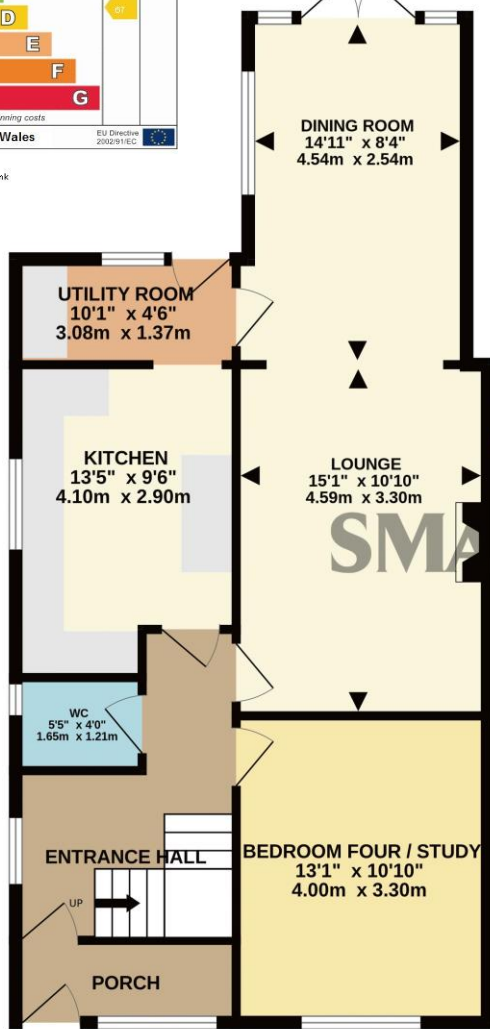


GARDEN ROOM  
113 sq.ft. (10.5 sq.m.) approx.

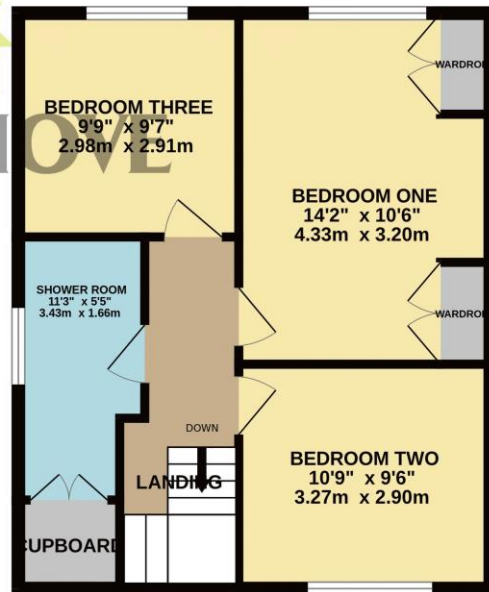
GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		87
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
Delta Drive, Hesketh Bank



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 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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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.