

**Woodlee Road,
Hesketh Bank**


SMART MOVE



Asking Price **£180,000**



01772 811899

**www.smartmoveproperties.net
tarleton@smartmoveproperties.net**



Woodlee Road is a small cul-de-sac located not far from Hesketh Bank village center, making this semi detached bungalow ideally located as it enjoys the tranquility of a cul-de-sac, whilst remaining just a short stroll to local shops and amenities. This two bedroom property is available for sale with benefit of no onward chain and vacant possession, making it readily available for new owners to purchase and move in as soon as they are ready. Viewings are by appointment via Smart Move, so enquire now before it is snapped up.

The internal layout of the property in brief includes: entrance hall with airing / storage cupboard, lounge with feature fireplace and patio doors leading to the conservatory, separate modern fitted kitchen, two bedrooms (both of which benefit from fitted wardrobes,) and the three piece shower room completes the accommodation. Outside, there is off road parking to the front and left-hand side on the block paved driveway, where there is also a slate chipped bed area to the front. To the rear is an enclosed low maintenance garden with paving, flower beds, outside water tap and a useful garden shed.

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.

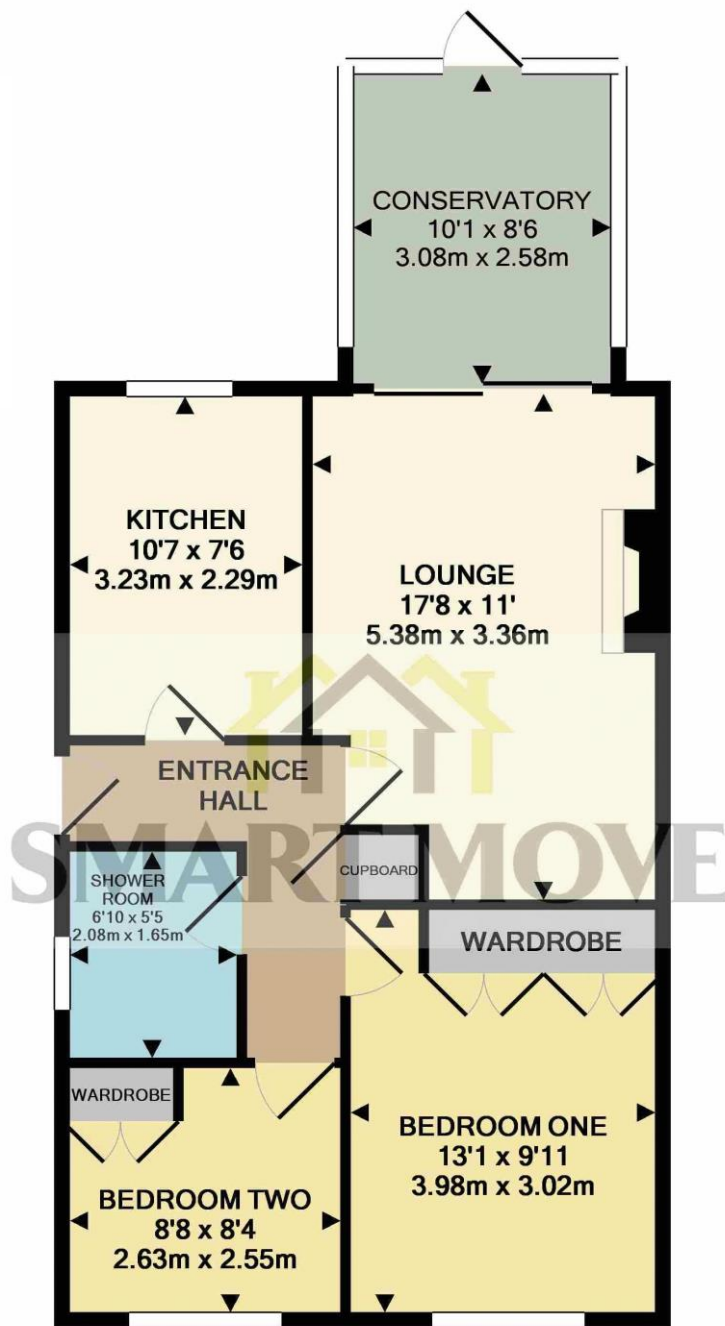




- * Semi Detached TRUE Bungalow
- * Lounge Diner & Conservatory
- * Two Bedrooms- Both with Fitted Wardrobes
- * Block Paved Driveway for Off Road Parking
- * Peaceful Cul-de-Sac Location

- * No Onward Chain & Vacant Possession
- * Separate Modern Fitted Kitchen
- * Three Piece Shower Room
- * Low Maintenance Private Rear Garden
- * UPVC DG, GCH, Freehold, Council Tax B & EPC: tbc





TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.8 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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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.