

**Elderbrook Close,
Hesketh Bank**


SMART MOVE



Asking Price **£425,000**



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Spanning an impressive floor area of around 2,221 sq ft and with accommodation laid over three floors, this FIVE bedroom detached family home is quite different others on the road and is one which has enjoyed many upgrades in recent years, making it a real "key-turn" property. This superb home is offered For Sale with NO ONWARD CHAIN, meaning that this could be your new home as soon as you need and is one which we are confident will impress you once seen in person.

The internal layout of the property in brief includes: entrance hall with staircase to the first floor and a built in cloak / storage cupboard, ground floor WC, formal lounge with feature fireplace, bay window to the front of the property and internal double doors to the dining area and kitchen, impressive open plan kitchen diner spanning the width of the property and with bi-folding doors leading to the conservatory, separate laundry / utility room, first floor landing with stairs to both the ground and second floors, bedroom one with en suite shower room, three further bedrooms to the first floor, four piece family bathroom, second floor landing with access to under eaves storage space and bedroom five is located on the second floor and has an en suite shower room off, access to under eaves storage space and a walk-in store room (which could potentially be a dressing room.)

The block paved driveway to the front of the property has been extended, allowing for ample off road parking of at least 3 or 4 vehicles. There is also the attached garage, which while not large enough for a car, can accommodate a motorbike, or simply be utilised for additional storage. The main garden is located to the rear and is accessed both from the property directly, and also via gates access down the side of the property. The rear garden is quite low maintenance, as it includes an artificial turfed garden, block paved patio area and a mature border of shrubs and trees, all of which is enclosed by a fenced perimeter and is not directly overlooked.

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.



*** No Onward Chain & Vacant Possession**

*** Modernised to a High Standard Throughout**

*** Lounge, Open Plan Kitchen Diner & Conservatory**

*** Four Bedrooms, En Suite & Bathroom to First Floor**

*** Freehold & Council Tax Band E**



*** Five Bedroom Three Storey Detached Family Home**

*** Peaceful Cul-de-Sac Location**

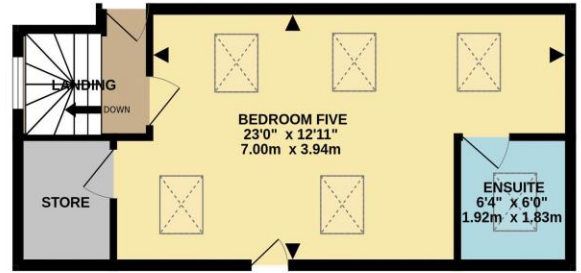
*** Utility / Laundry Room & Ground Floor WC**

*** Large Fifth Bedroom with En Suite to Second Floor**

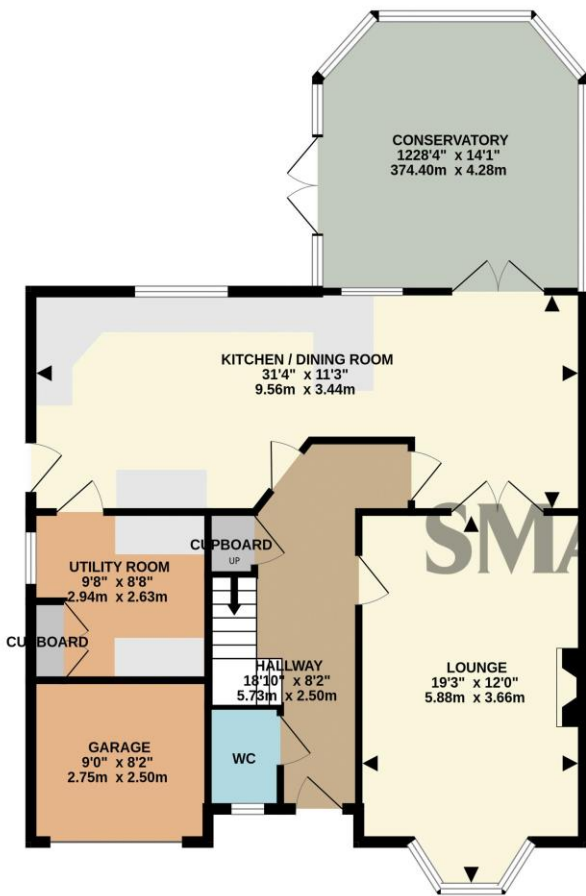
*** EPC Rating of D (Rated Prior to Upgrades)**



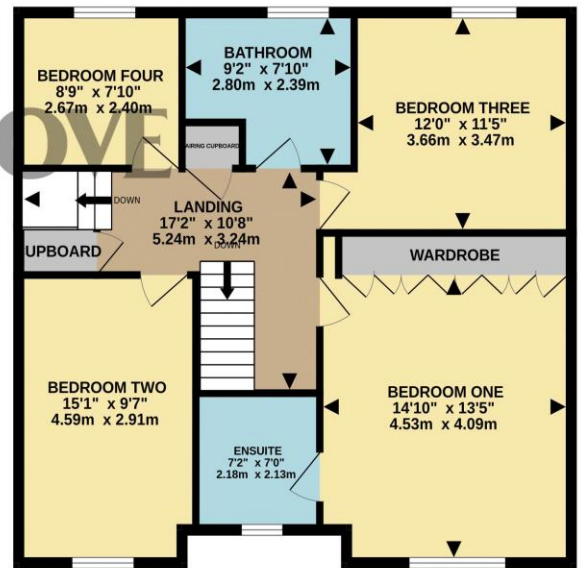
2ND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



GROUND FLOOR
1019 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR
819 sq.ft. (76.1 sq.m.) approx.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2221 sq.ft. (206.4 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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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.