

**Moss Lane,
Hesketh Bank**


SMART MOVE



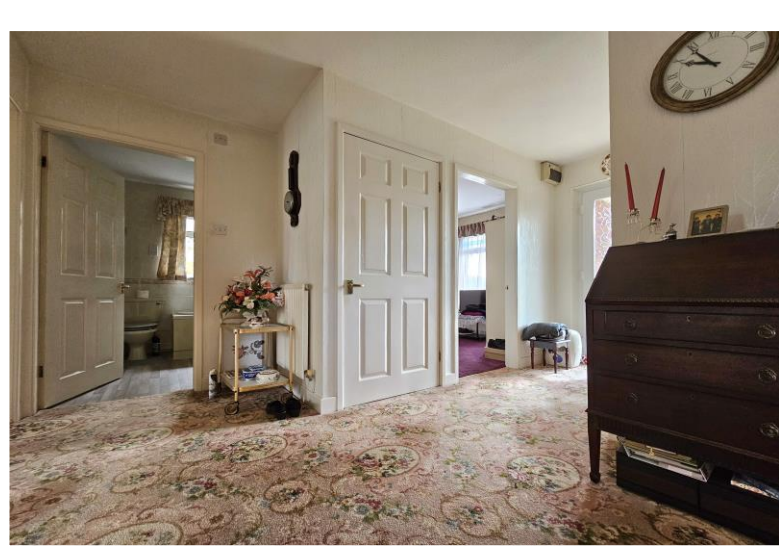
Asking Price **Offers in Excess of £300,000**



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For those seeking a detached bungalow in a rural setting, then look no further than this well proportioned two bedroom detached true bungalow, located on Moss Lane, on the edge of Hesketh Bank village. The property has ben home to the same family for some 25 years, illustrating just what a nice place to live it is, so the opportunity to acquire such a home, does not come around often. Viewing is by appointment via Smart Move, so contact us now to enquire and book your individual tour, before it is snapped up.

The internal layout of the property spans around 826 sq ft (excluding the garage,) or 1,146 sq ft including the garage and in brief includes: entrance hallway with two built in cupboards and loft access point, lounge with feature fireplace and a bay window looking to the front of the property, dining room which has patio doors to the rear, separate fitted kitchen with an external rear access door also, bedrooms one and two and the four piece family bathroom competes the accommodation.

The property sits centrally in a plot of around 0.2 acres, as such it offers equally generous gardens to both the front and rear. There is also ample off road parking on the driveway for 5 + vehicles, which leads down the left-hand side of the property to the detached garage situated to the rear. The garage has light and power and has space for 1 vehicle, in addition to a partitioned off utility room area. The front garden boasts a mature lawn with well stocked planted flower bed borders, whilst to the rear is a further generous lawned garden with a paved patio area, glass greenhouse, timber garden shed and numerous plants, trees and shrubs bordering.

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.

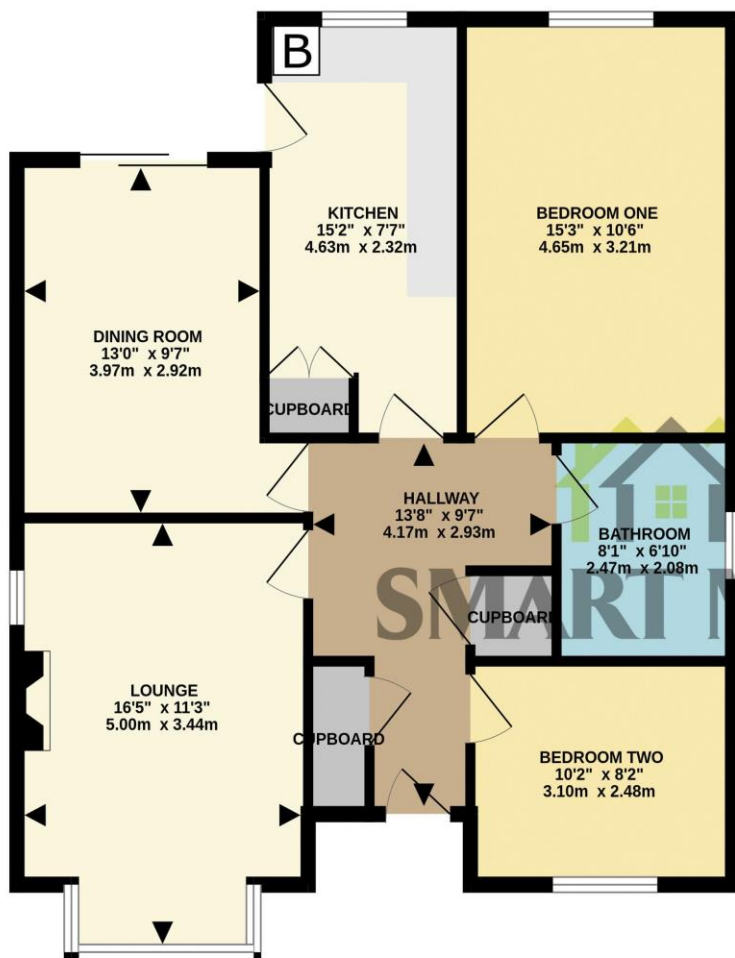


- * Detached TRUE Bungalow
- * Lounge, Dining Room & Kitchen
- * Four Piece Bathroom
- * Private Front & Rear Gardens
- * UPVC Double Glazing & Gas Central Heating

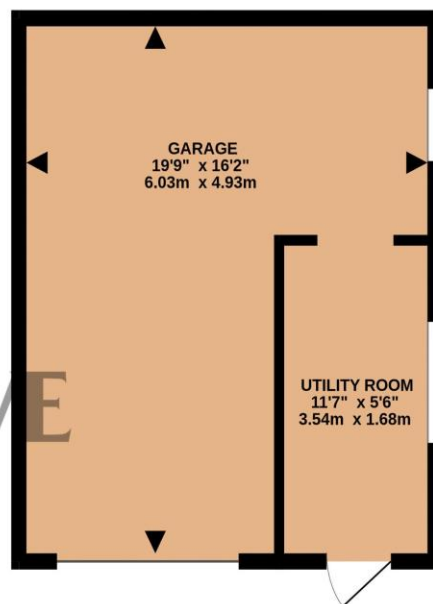
- * Rural Location & Views to the Front
- * Two Double Bedrooms
- * Driveway & Detached Single Garage
- * Viewing by Appointment
- * Council Tax Band E & EPC Rating to Follow



GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



DETACHED GARAGE
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 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.