

**Chapel Road,
Hesketh Bank**


SMART MOVE



Asking Price **£295,000**



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Enjoying an enviable corner plot location just off Chapel Road, this deceptively spacious detached home is one which only seeing in person can truly do justice to all that it has to offer, as it spans a generous 1,346 sq ft, has private mature gardens and also has future potential for extension (subject to planning permission,) making this property suitable for several buyers needs. Internal inspections are by appointment only via Smart Move, so call us now to enquire and book your individual tour of what just may be your next home.

The internal layout of the property in brief includes: entrance hallway with staircase leading to the first floor, lounge with feature fireplace and open plan arch leading to the dining room which has French doors opening out to the rear garden, separate fitted kitchen with access to an under stairs storage cupboard, large conservatory which has French doors opening to the rear garden, laundry / utility room and the ground floor is completed with a converted garage, which could be used for a variety of uses. (NB: The garage has been converted without building regs.) To the first floor is the central landing with loft access point, bedrooms one and two both have fitted wardrobes, bedroom three and the family bathroom completes the accommodation.

As the property enjoys a corner plot, there are garden areas to the front, side and rear. To the front there is a small lawned garden with planted flower bed border, as well as off road parking on the double width driveway. To the left-hand side there is access round to the rear and also this is where the oil tank is for the property. The rear and right-hand gardens flow into one another, with the rear being landscaped with gravelled beds and a well established tree-lined border along the rear fenced boundary, making it private. The right-hand garden boasts a paved patio area, established lawned garden, large timber garden sheds, glass green house and numerous plants, trees and shrubs bordering the perimeter.

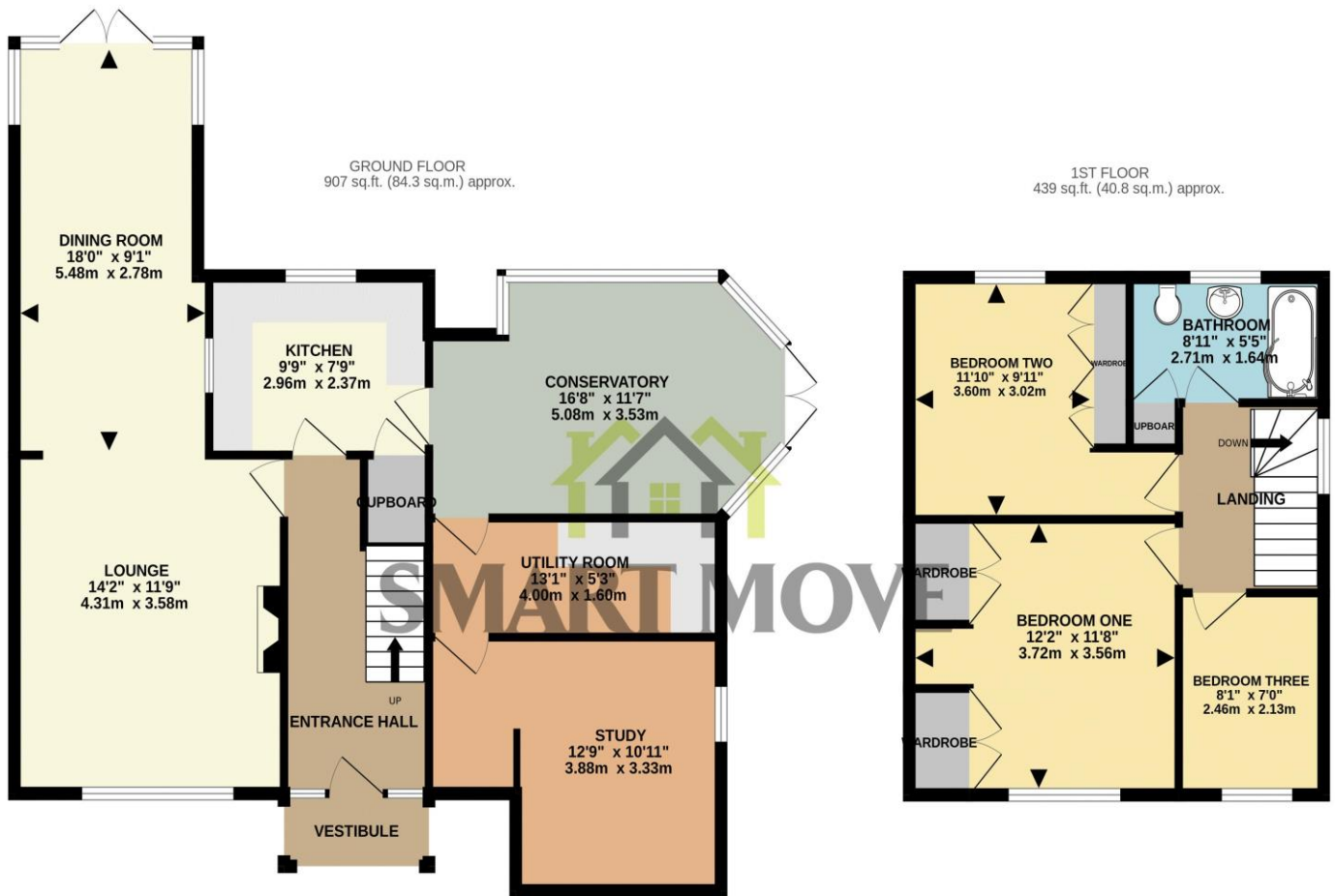
About the Local Area: Hesketh Bank is a small agricultural village in Lancashire. It lies to the north-east of the town of Southport on the Irish Sea estuary of the River Ribble. Within the village are local schools, bus stops, independent shops as well as larger chain stores, such as Booths supermarket, 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.



- * Three Bedroom Detached Family Home
- * Potential for Extension (STPP)
- * Open Plan Lounge & Dining Room plus Large Conservatory
- * Converted Garage / Study
- * UPVC Double Glazing & Oil Central Heating

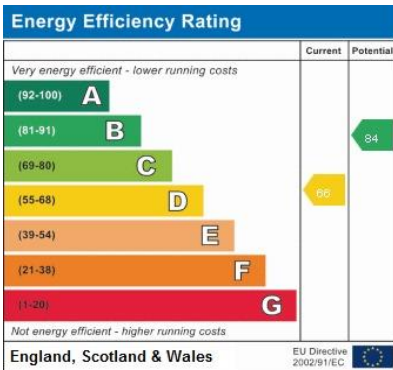
- * Generous Corner Plot Location
- * Spacious Accommodation c. 1,346 sq ft
- * Kitchen & Utility / Laundry Room
- * Double Width Driveway & Gardens to the Front, Side & Rear
- * Freehold, Council Tax Band D & EPC Rating of D





TOTAL FLOOR AREA : 1346 sq.ft. (125.1 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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Address:
Chapel 174, Hesketh Bank

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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.