

**Thornton Drive,  
Hesketh Bank**

  
**SMART MOVE**



Asking Price **£255,000**



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Occupying a fantastic corner plot with an open aspect to the front, this detached three-bedroom house is available for sale with the benefit of NO ONWARD CHAIN, as well as the builders NHBC guarantee still in place, making early viewing highly recommended. Built in 2023, this modern home comes with fitted blinds and flooring, as well as fitted wardrobes in the principal bedroom, making it a "key-turn" property which is move-in-ready for the next lucky owners.

The internal layout of the property in brief includes: entrance hall with stairs to the first floor and a built-in storage cupboard. Lounge to the front of the property including a feature electric fire with misting function, ground floor WC, open-plan modern fitted kitchen, dining area, separate utility room with external side access door and a built-in store cupboard, first floor landing with loft access point and built-in storage cupboard, bedroom one has fitted wardrobes and an en suite shower room off, two further good-sized bedrooms and the family bathroom completes the accommodation.

The property enjoys a corner plot location, as such it has a lawned front garden, as well as a lawned side garden area stretching down the right-hand side of the property. The rear garden benefits from a sunny southerly direction and is enclosed by a fenced and walled perimeter, which has a rear garden leading to the driveway & garage. The rear garden includes a mature lawned garden, paved patio and paved path leading around the garden. Off-road parking is to the rear, both on the block-paved driveway, as well as within the detached single garage, which has light, power and an EV charging point.

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.



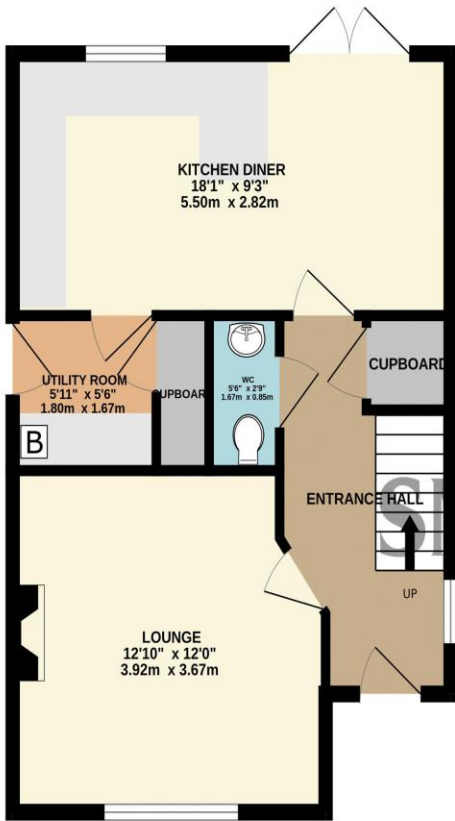
- \* Modern Detached House with 3 Double Bedrooms
- \* Corner Plot Location with South Facing Rear Garden
- \* Driveway & Detached Garage with EV Point
- \* Ground Floor WC & First Floor Bathroom
- \* No Onward Chain & Vacant Possession



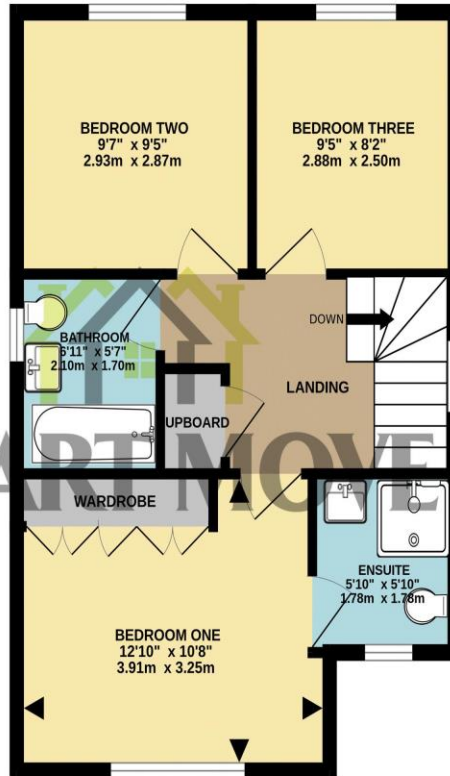
- \* Built in 2023 with NHBC Guarantee Remaining
- \* Open Aspect to the Front
- \* Lounge & Separate Kitchen Diner with Utility Room
- \* En Suite Shower Room to Principle Bedroom
- \* Freehold, Council Tax Band D & EPC Rating of B



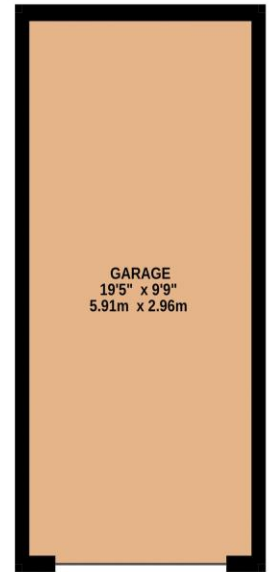
GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



DETACHED GARAGE  
189 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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PRS Property Redress Scheme

**Smart Move – Tarleton**  
226a Hesketh Lane,  
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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.