

**The Green,  
Hesketh Bank**

  
**SMART MOVE**



Asking Price **£325,000**



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Available For Sale with benefit of NO ONWARD CHAIN and vacant possession is this traditional three bedroom detached house in Hesketh Bank village, built circa 1935. The ground floor is larger than the first floor, offering fantastic living space, though there is certainly potential to extend further out to the left-hand side (subject to planning permission,) should the new owners wish to make the property 4 bedrooms, perhaps with a garage below.

The internal layout of the property in brief includes: entrance porch with leads to the central hall with, with staircase to the first floor, dining room with bay window to the front of the property, lounge with open plan snug off, sun lounge, study / breakfast room, fitted kitchen with open plan arch to the utility area, rear hall with external rear access door, ground floor WC, first floor landing with loft access point, bedroom one with en suite shower room off, bedrooms two and three and the first floor shower room completes the accommodation. Outside the property there is ample off road parking to the front and left-hand side of the property on the block paved driveway. To the front is a lawned front garden area with well stocked planted flower bed perimeter and a front boundary of hedging and established trees. The rear boasts a patio area and lawned garden, enclosed by a new fenced perimeter. NB: Please note that the land adjacent to this property will be subject to a planning application for a small development of new build houses.

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.





**\* Traditional 3 Bedroom Detached House**

**\* Accommodation of circa 1,392 sq ft**

**\* 4 Reception Rooms**

**\* Ground Floor WC & 1st Floor Shower Room & En Suite**

**\* Gardens Areas to Front & Rear**



**\* No Onward Chain & Vacant Possession**

**\* Potential for 2 Storey Side Extension (STPP)**

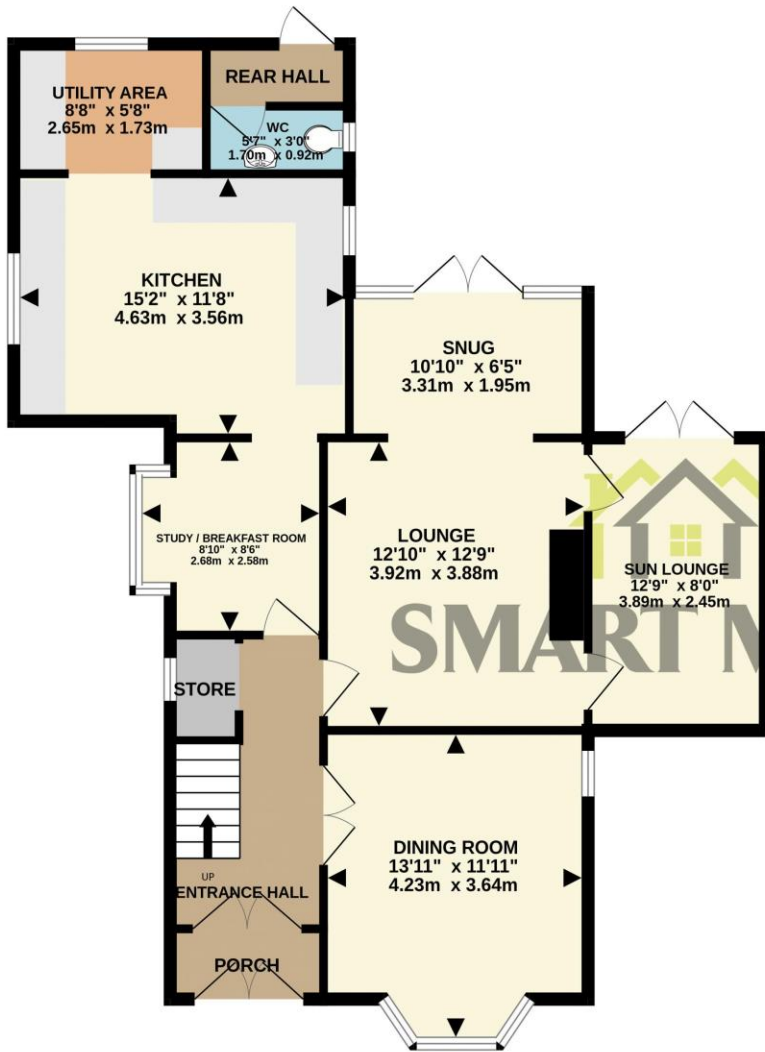
**\* Open Plan Kitchen Diner & Utility**

**\* Spacious Driveway to Front & Side**

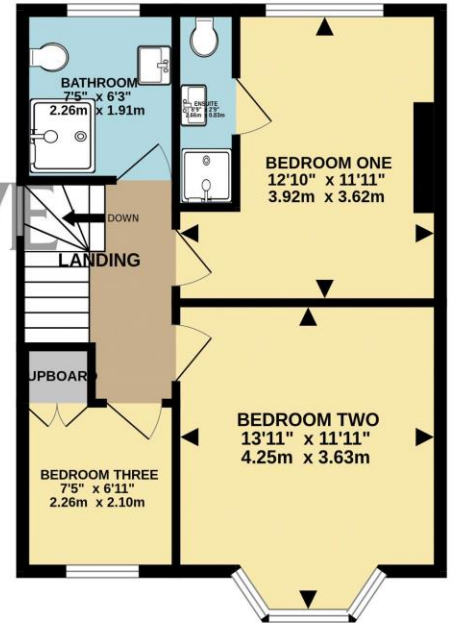
**\* Freehold, Council Tax Band E & EPC Rating D**



GROUND FLOOR  
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.3 sq.m.) approx.



### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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  
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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.