

**Moss Lane,
Hesketh Bank**


SMART MOVE

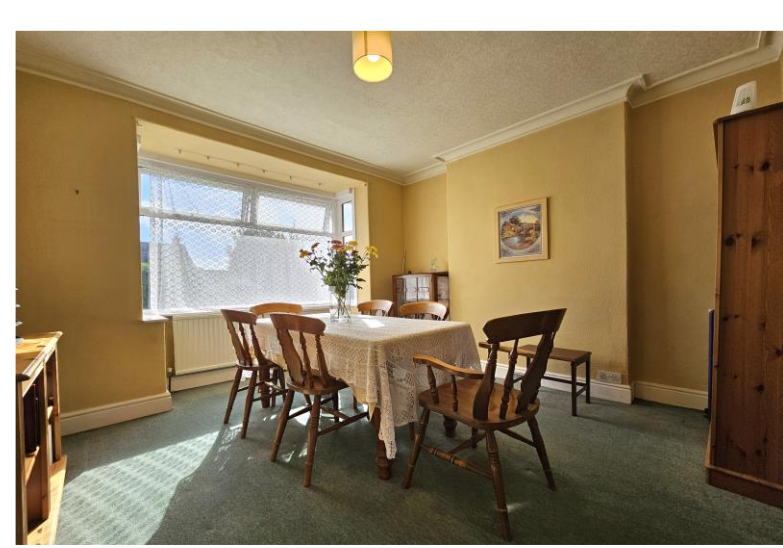


Asking Price **£220,000**



01772 811899

**www.smartmoveproperties.net
tarleton@smartmoveproperties.net**



There are lots of "modern" houses available for sale locally, but few in number are those traditional semi detached character houses, such as this amazing three bedroom home on Moss Lane. Situated just a short stroll to the heart of Hesketh Bank village, this well proportioned property is available with NO ONWARD CHAIN and vacant possession and while it does require some cosmetic updating, there is masses of potential for the lucky new owners to put their own stamp on it, making viewing in person highly recommended in order to fully appreciate all that it has to offer. Viewing is by appointment via Smart Move, so enquire now and book your individual tour of what just may be your next home.

The internal layout of the property in brief includes: entrance porch and hall with internal door opening to the dining room. The dining room has a window to the front elevation of the property and an open plan arch to the lounge. The lounge has a built in storage cupboard, windows to the side and rear, stairs leading to the first floor and an internal door to the kitchen. The galley style kitchen is of a good size. It includes an open plan breakfast room which could also be utilised as a utility / laundry room. There is a solid, external door opening out to the rear patio area. To the first floor is a central landing with loft access point, three bedrooms and the first floor family bathroom. The middle bedroom boasts fitted wardrobes / cupboards, which provide ample useful storage. There is certainly potential here to alter the layout or even extend the property (subject to planning permission,) making this a home that you can make your own.

Off road parking is available to the front of the property on the driveway, adjacent to which is a lawned front garden area and an open path leading down the left-hand side of the property, for easy access round to the rear. The main garden is located to the rear and includes a patio area, timber garden shed and a established lawned garden with trees and shrubs bordering. Attached to the rear of the property is a outhouse / outside WC with door in front the patio area. NB: The property has gas central heating with a back boiler from the fireplace in the lounge. Buyers should be aware that this is currently drained down and not working, so shall be the responsibility of the new owners to either reinstate, repair or replace the boiler upon completion. The property offers a lot of privacy as the house is not directly overlooked by other properties at the front or rear.

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.

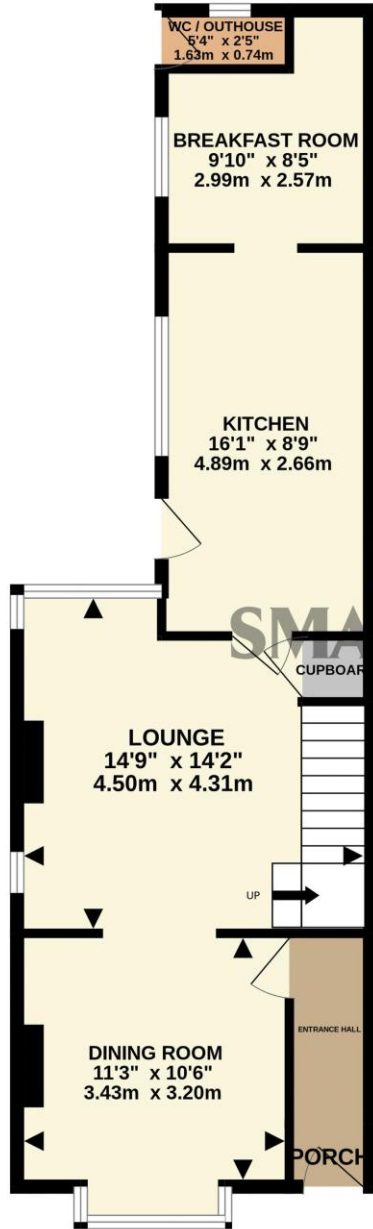


- * Traditional Three Bed Semi Detached House
- * Two Reception Rooms plus Separate Kitchen & Utility Room
- * Driveway for Off Road Parking & Lawned Front & Rear Gardens
- * Potential for Extension (STPP)
- * GCH with Back Boiler - Currently Drained Down / Not Working

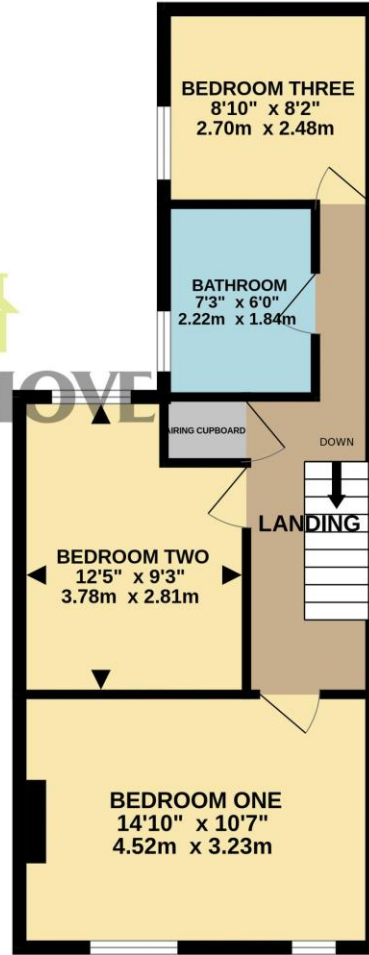
- * In Need of Some Modernisation
- * Attached Outside WC & First Floor Bathroom
- * No Onward Chain & Vacant Possession
- * UPVC Double Glazing
- * Council Tax Band C & EPC Rating of E



GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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 – 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.