

**Station Road,
Hesketh Bank**


SMART MOVE



Asking Price £295,000



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Smart Move are delighted to present to the market a rare opportunity to purchase this sizeable semi detached home with large garden and open aspect to the rear, making viewing in person highly recommended, as homes such as this do not become available often. This spacious property is available with benefit of no onward chain and vacant possession and while it does require some updating, the potential to improve and possibly even extend (subject to relevant consents,) is vast. To enquire further or book a viewing, please contact Smart Move.

This deceptively spacious traditional semi detached home is similar in size to most four bedroom detached houses, as it measures approximately 1,542 sq ft and in brief the accommodation includes: porch, entrance hall with stairs leading to the first floor, lounge, dining room, store room / pantry, open plan kitchen, breakfast room and dining nook, conservatory, ground floor WC, first floor landing, three double bedrooms plus a smaller box room / first floor office, family bathroom and a separate first floor WC completes the layout of the property.

To the front of the property is a mature lawned garden, with planted borders, hedged boundary and a amazing wisteria which is an amazing sight once in bloom. Off road parking is available on the driveway, which stretches from the front and down the right-hand side of the property, for easy access around to the rear. There is also a generous detached garage located to the rear, for further parking or useful additional storage. The rear garden is approximately 37 m in length and benefits from being not overlooked and boasts a patio area, two mature lawned garden areas, borders or plants, trees and shrubs, vegetable garden area and two useful garden sheds. NB: Beyond the end of the rear garden is a wooded area and the West Lancashire Light Railway, which is a short-line narrow-gauge steam railway, running on Sunday's and holidays from Easter to October.

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.



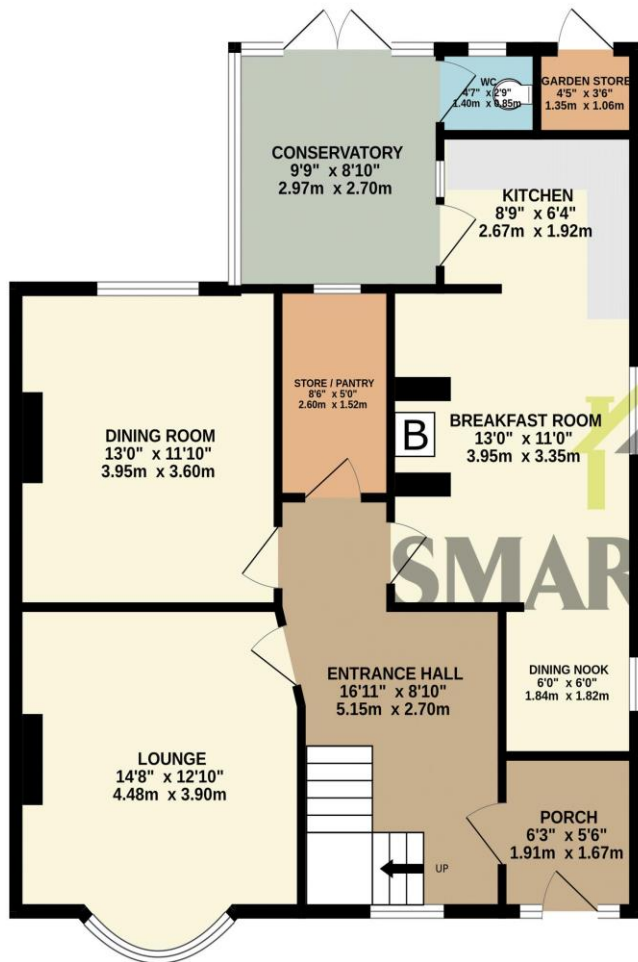
- * Traditional Semi Detached House
- * Generous Rear Garden - Approx. 37m Long
- * Lounge, Dining Room & Conservatory
- * Ground Floor WC & First Floor Bathroom
- * Floor Area Circa 1,542 sq ft (Excluding the Garage)



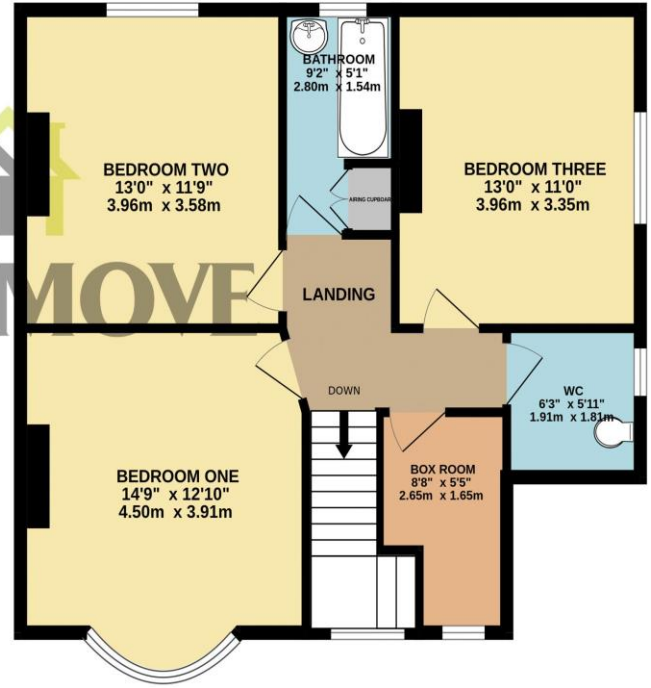
- * No Onward Chain & Vacant Possession
- * Driveway plus Detached Garage
- * Kitchen Breakfast Room
- * Three Double Bedrooms plus Box Room / Office
- * Freehold, Council Tax Band D & EPC Rating D



GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 1542 sq.ft. (143.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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.