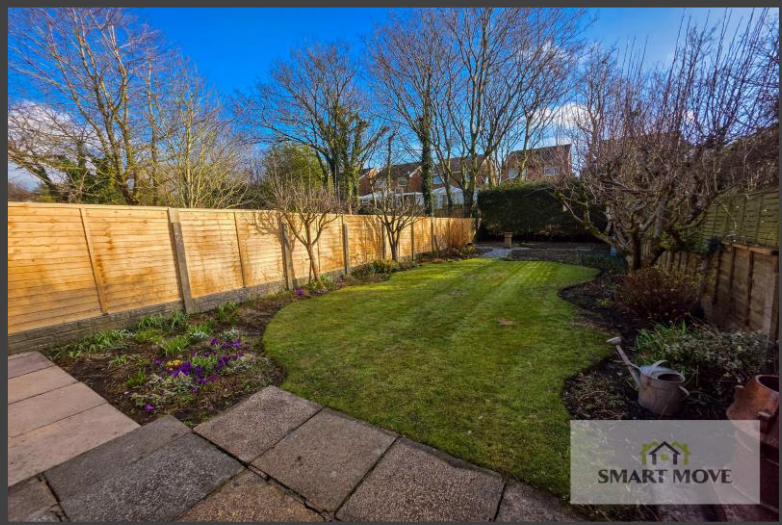


**Shore Road,
Hesketh Bank**


SMART MOVE



Asking Price £248,500



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net

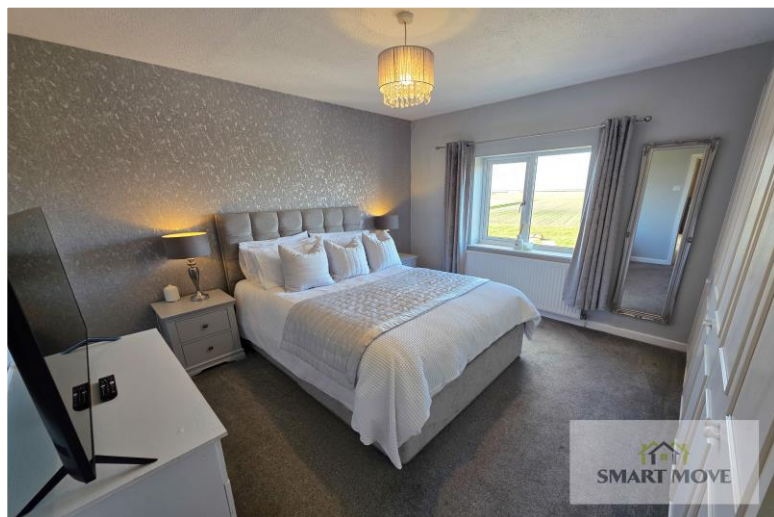


This three bedroom character property is beautifully presented inside and out, but we imagine that the main reason most people will be drawn towards it, is for the far reaching open views that it enjoys to the front, with look out over greenbelt open farmland and even capture a view of Blackpool tower in the distance, giving a real sense of being semi rural. The property itself is move-in-ready and is deceptively spacious, meaning that a simple drive-by shall in no way do justice to what lies within.

The internal layout of the property in brief includes: reception hall with stairs leading to the first floor, dining room with internal double doors opening to the lounge, separate modern fitted kitchen with French doors leading out to the rear patio and garden, first floor landing, bedroom one has fitted wardrobes for useful built-in storage, bedrooms two and three and the first floor bathroom complete the accommodation.

To the front of the property is a landscaped garden area, as well as off road parking on the driveway, which leads down the right-hand side of the property and to the detached single garage. From the driveway is gated access into the rear garden, which boasts a paved patio area, established lawned garden with planted flower beds, a further slate chipped patio area and at the end of the garden are numerous established trees and shrubs. NB: The garage offers light and power, as well as useful rafter storage space above.

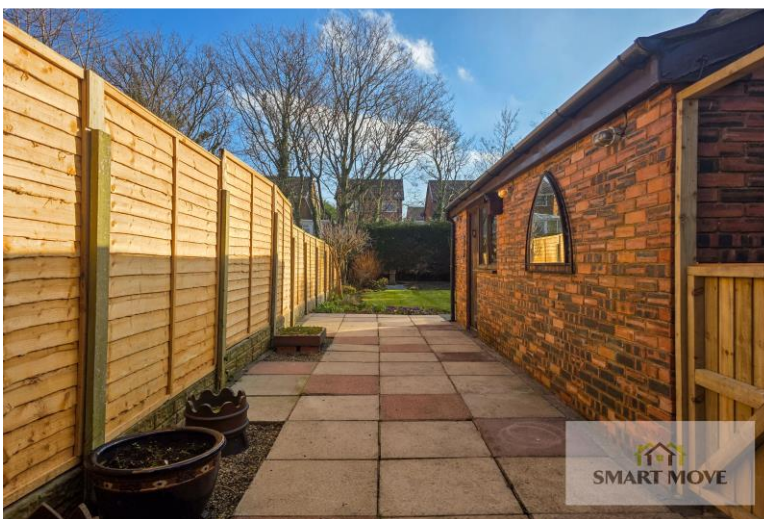
About the Local Area: Hesketh Bank is a small agricultural village in Lancashire. It lies to the north-east of the town of Southport on the Irish Sea estuary of the River Ribble. The area falls under West Lancashire Borough Council for administrative purposes, and Hesketh-with-Becconsall Parish Council 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.



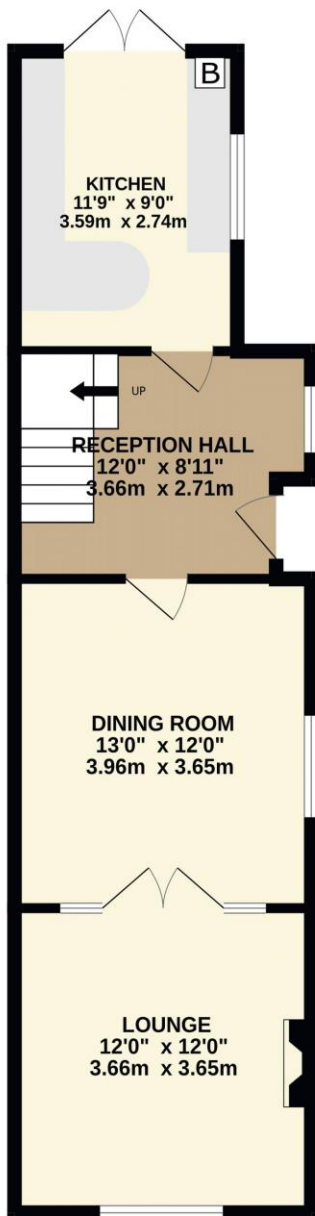
- * **Three Bedroom Character Property**
- * **Fabulous Rural Open Views to the Front**
- * **Lounge, Dining Room & Separate Kitchen**
- * **Driveway plus Detached Single Garage**
- * **Semi Rural Village Setting**



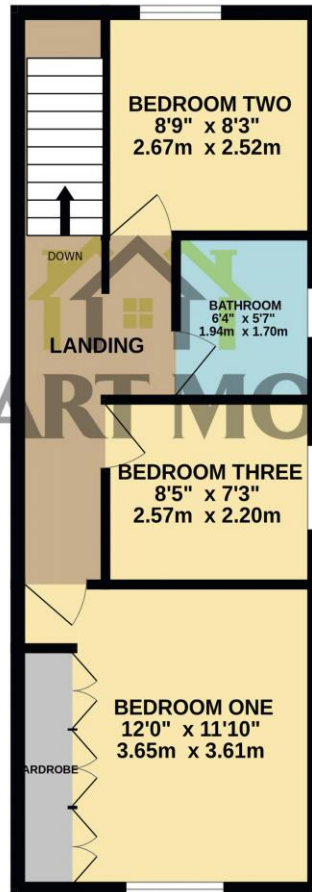
- * **Deceptively Spacious Accommodation**
- * **South Facing Mature Rear Garden**
- * **First Floor Family Bathroom**
- * **Truly Unique Property with View a MUST**
- * **Freehold, Council Tax Band B & EPC Rating D**



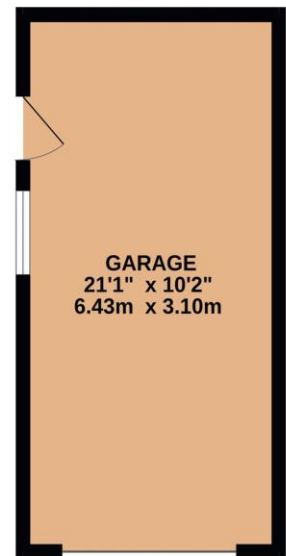
GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



DETACHED GARAGE
219 sq.ft. (20.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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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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.