

**Croston Way,
Hesketh Bank**


SMART MOVE



Asking Price **£325,000**



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This newly constructed FIVE bedroom detached family home, is the largest house type available on this development and is ready for new owners to move in asap. Located at the end of the cul-de-sac and with views to the front over open green space, this spacious home is well worth your time to go see first-hand. Viewing is by appointment via Smart Move, so contact our local office now to book your individual tour.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor and a built in storage cupboard beneath, formal lounge, open plan kitchen diner with double doors leading out to the rear garden and offering an excellent range of fitted eye and base level wall units, ample work surface areas and a breakfast bar seating area, separate utility room with external rear access door, ground floor WC, attached single garage, first floor landing, bedroom one has an en suite shower room off, as well as fitted wardrobes / storage cupboards, four further bedrooms and the three piece family bathroom completes the accommodation.

Off road parking is available to the front of the property, both on the double width driveway, as well as within the attached single garage. Also to the front is a lawned front garden and to the side there is a pathway with gated access around to the rear garden. The rear garden is enclosed by a fenced perimeter and boasts a paved patio area and soil base, ready for the new owner to lay turf, artificial turf or additional paving, allowing them to create an outdoor space to suit their needs.

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 and Dominos, 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.



*** New Build FIVE Bedroom Detached Family Home**

*** 10 Year NHBC Guarantee**

*** Open Plan Kitchen Diner with Separate Utility Room**

*** Three Piece En Suite Shower Room to Bedroom One**

*** Private Enclosed Rear Garden**



*** Views to the Front Over Open Green Space**

*** Formal Lounge**

*** Ground Floor WC & First Floor Family Bathroom**

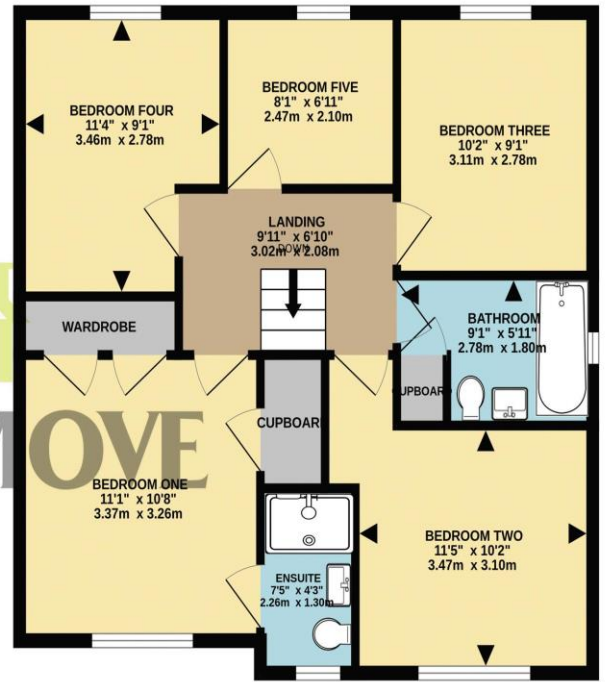
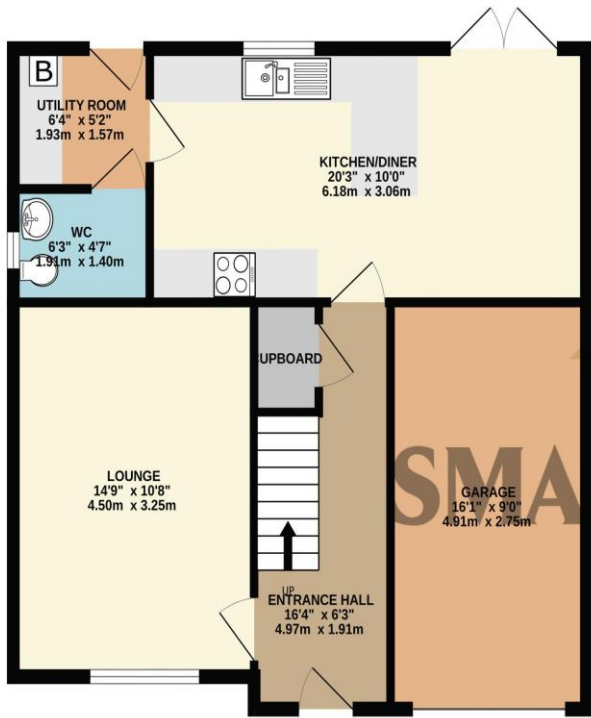
*** Double Width Driveway plus Attached Single Garage**

*** Freehold & Predicted EPC Rating of B**



GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.

1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 1369 sq.ft. (127.1 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
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.