

**Croston Way,  
Hesketh Bank**

  
**SMART MOVE**



Asking Price **£310,000**



**01772 811899**

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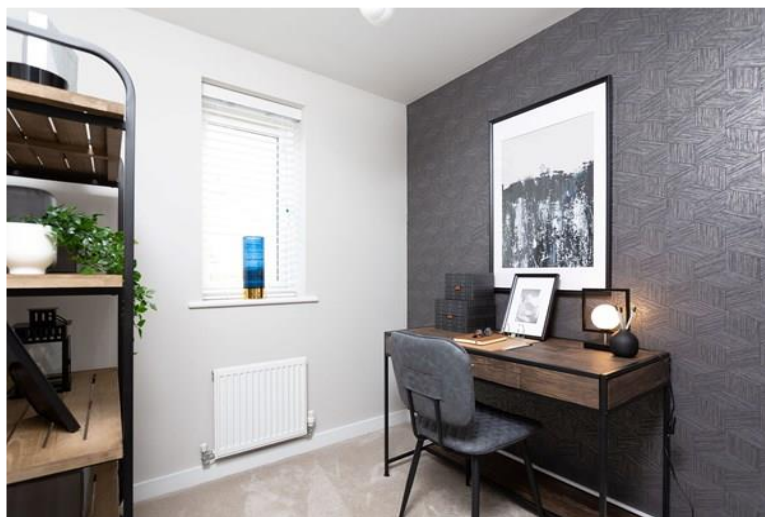


Smart Move are delighted to present to the market this NEW BUILD detached family home, located just a short walk to Hesketh Bank village centre and shops. This four bedroom property enjoys views to the front over a open green place, a 10 year NHBC guarantee and a well proportioned interior, making viewings in person highly recommended. NB: As this property is currently under construction, site visits are strictly by appointment only, so contact our local office to enquire now. Images are of this house type and not this specific property and photographs of this property shall be updated once the build is complete, which is estimated for summer 2025.

The internal layout of the property in brief includes: entrance hallway with staircase leading to the first floor, formal lounge to the front of the property, separate open plan kitchen diner to the rear which spans the full width of the property and has French doors leading to the rear garden and a door to a built in storage cupboard, two piece ground floor WC and the attached single garage completes the ground floor. To the first floor is a central landing, bedroom one has a three piece en suite shower room off, three further bedrooms and the first floor family bathroom completes the accommodation. NB: The floor plans listed are for this house type, not this specific property and so should be used as a guide only.

Outside the property there is a lawned front garden, as well as off road parking on the double width driveway, plus an additional space within the attached single garage. The main garden is located to the rear and is enclosed by a fenced perimeter.

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 Four Bedroom Detached Family Home**

**\* 10 Year NHBC Guarantee**

**\* 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**

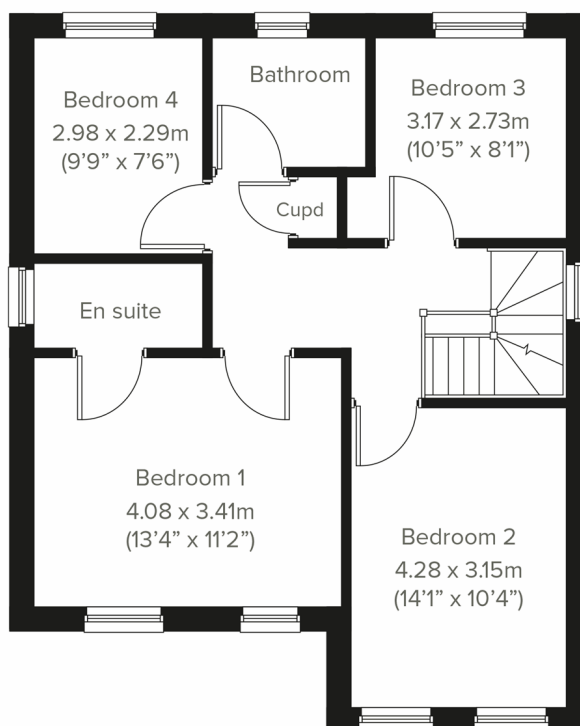
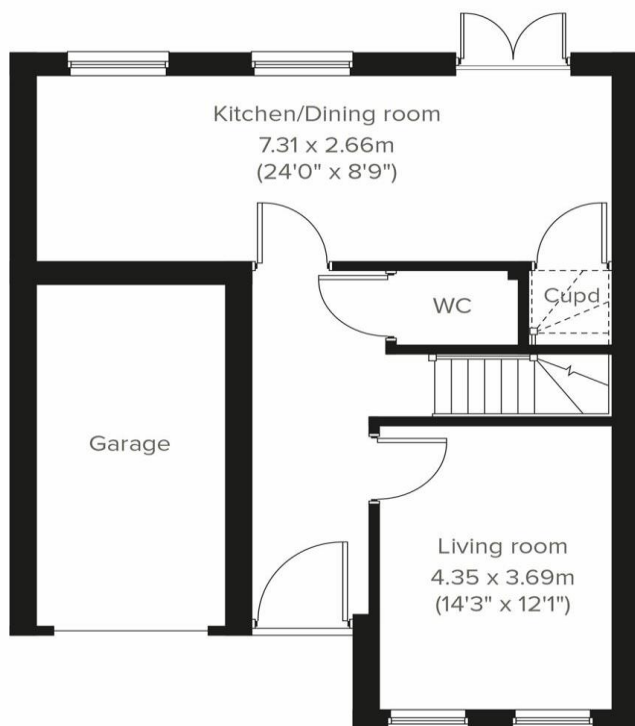
**\* Ground Floor WC & First Floor Family Bathroom**

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

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







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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.