

**Thornton Drive,  
Hesketh Bank**

  
**SMART MOVE**



Asking Price **Offers Over £250,000**



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This three bedroom detached home enjoys an amazing corner plot location, as well as an open aspect to the front and a south facing rear garden, making viewing highly recommended. Built within the last year, this immaculately presented house is sold with the remainder of the builders 10 year NHBC guarantee remaining and as there are no more of this house type available, this property is well worth your time to go see first hand.

The internal layout of the property in brief includes: entrance hall with stairs to the first floor and a built in storage cupboard, lounge to the front of the property, ground floor WC, open plan modern fitted kitchen diner to the rear of the property, separate utility room with external side access door and a built in store cupboard, first floor landing with loft access point and built in storage cupboard, bedroom one has a three piece en suite shower room off, two further good sized bedrooms and the family bathroom completes the accommodation.

The property enjoys an enviable corner plot location, as as such benefits from outdoor areas to the front, side and rear. To the front there is a lawned garden with planted border and a pathway leading up to the front door. There is also a further lawned garden areas stretching down the left-hand side of the property. Off road parking is located to the rear of the property and offers three parking spaces, as there is a block paved double width driveway, as well as a detached single garage. There is also a EV charger on the front of the garage. The garage itself has light and power, as well as useful rafter storage space. The rear garden is enclosed with a curved brick wall and fencing and boasts a paved patio area, lawned garden, raised flower beds and gated access on to the driveway.

Planning permission has been submitted (pending approval) to West Lancs. Borough Council for a single storey orangery extension to the rear of the property. Images are attached for the proposed layout and elevations, should the new owner wish to look into doing this work.

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-Beconsall 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 Detached House**

**\* Double Width Driveway & Detached Single Garage**

**\* Lounge & Separate Kitchen Diner**

**\* First Floor En Suite Shower Room & Family Bathroom**

**\* Immaculate Presentation Inside & Out**

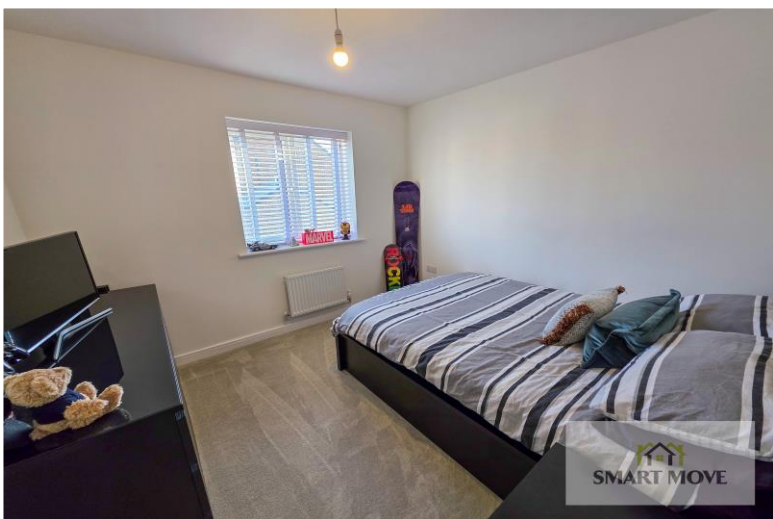
**\* Corner Plot Location with Open Aspect to Front**

**\* Plans Submitted for a Orangery Extension to the Rear**

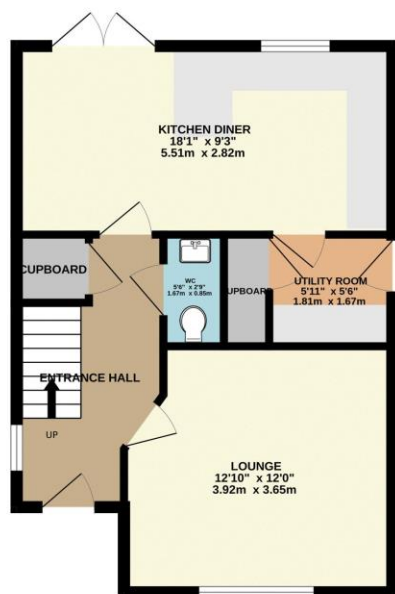
**\* Ground Floor WC & Utility Room**

**\* Carpets & Fitted Blinds Included**

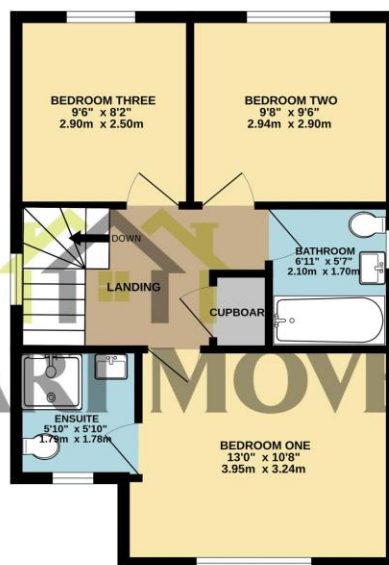
**\* NHBC Guarantee, Freehold, Council Tax Band tbc & EPC: B**



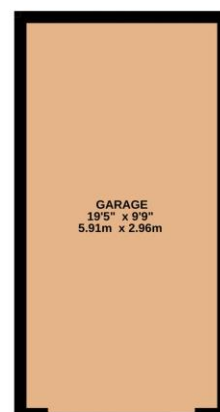
GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



DETACHED GARAGE  
189 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Scheme

Smart Move – Tarleton  
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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.