

**Anchorage Avenue,
Hundred End**


SMART MOVE



Asking Price **£580,000**



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Anchorage Avenue is home to only a handful of properties and is a road which even people that live locally will likely have never been down, making it a real hidden gem. "Woodholme" is the last property at the end of this private road, meaning that you will get no passing traffic and be able to enjoy the peaceful surrounding countryside uninterrupted. During their time here, the current owners have done lots of work to the property, making viewing in person highly recommended. Viewing is by appointment only via Smart Move, so contact our local office to enquire further or to arrange your individual tour of this one-off property.

This spacious home spans over 2,000 sq ft and in brief includes: entrance hallway, spacious main lounge with feature fireplace, amazing open plan kitchen diner with recently fitted utility / laundry room off, garden room with patio doors opening to the rear garden, bedroom one has fitted wardrobes as well as a recently fitted three piece en suite shower room off, three further bedrooms and the recently fitted four piece family bathroom completes the accommodation.

The property enjoys a generous plot of around 0.4 acres and as such it boasts ample off road parking to the front on the sweeping gravelled driveway, in addition to the attached single garage. Also to the front there is a established lawned garden and mature borders of numerous trees and hedges. The main garden is located to the rear and includes a paved patio area and expansive lawned garden, which is bordered by established trees and shrubs. To the left-hand side of the property is a paved patio area and to the right-hand side is a lawned garden area, creating easy access all around the property.

How to Find the Property: The property is the last house on Anchorage Avenue, which is a single track private unadopted road. The postcode is PR4 6XH and for precise directions using What3Words please search: aced.elbowed.values

About the Local Area: Hundred End is a small coastal hamlet in West Lancashire and is one which few people will have had the pleasure to even be aware of, making it a real hidden gem. It is only around 2 miles east of Banks village and also around 2 miles west of the larger village of Hesketh Bank, making it rural, but not too far removed for access to local shops and amenities. It is administered by the West Lancashire District Council and Hesketh Bank parish council. The area has numerous agricultural fields and farms, as well as an enclosed salt marsh that is used for grazing cattle and the marshes are managed by the RSPB.



*** Substantial Four Bedroom Detached True Bungalow**

*** Peaceful & Private Rural Location**

*** Large Formal Lounge plus Separate Garden Room**

*** WC, Bathroom & En Suite Shower Room**

*** What3Words Location:
aced.elbowed.values**

*** Plot of Around 0.4 Acres with Mature Front & Rear Gardens**

*** Circa 2,033 sq ft & with Potential for Extension (Subject to PP)**

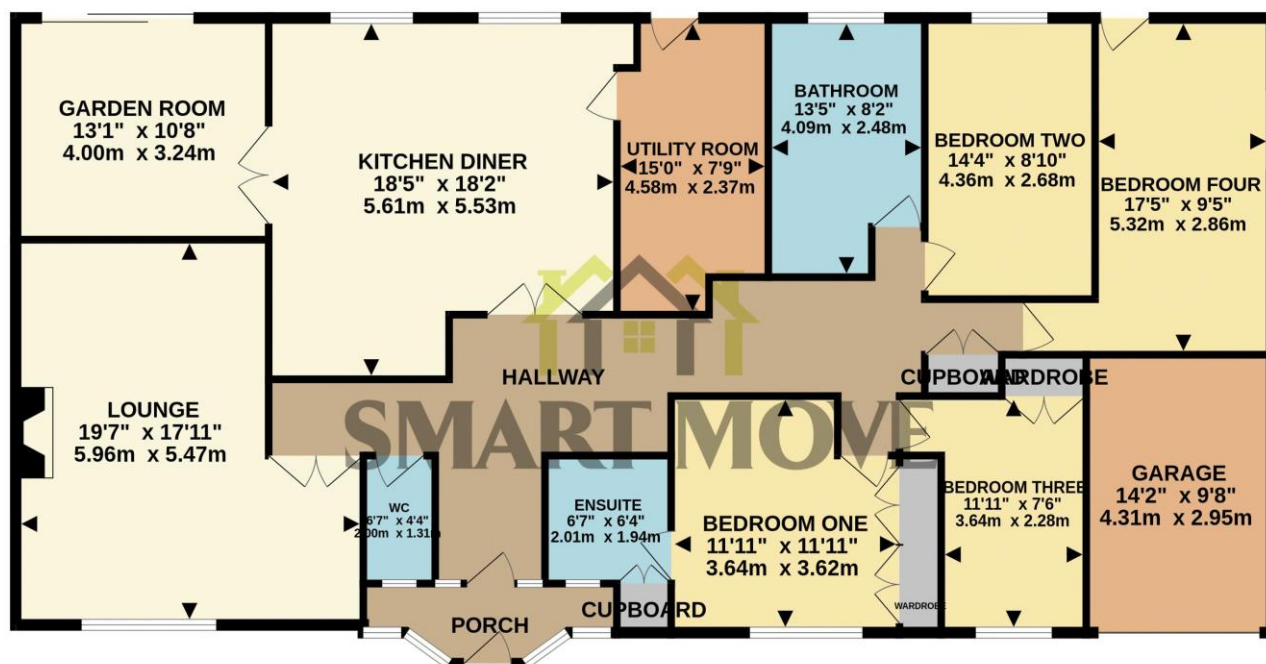
*** Spacious Kitchen Diner with Separate Utility Room**

*** Driveway for 10+ vehicles & Single Garage**

*** Freehold, Council Tax: F & EPC: E (Rated Prior to Upgrades)**



GROUND FLOOR
2033 sq.ft. (188.9 sq.m.) approx.



TOTAL FLOOR AREA : 2033 sq.ft. (188.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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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.