

**Moss Lane,
Hesketh Bank**


SMART MOVE



Asking Price £265,000



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



Having been home to the same family for some 50 years, this amazing traditional semi detached house is now ready for new owners to take over and make it their own. Available For Sale with benefit of NO ONWARD CHAIN and vacant possession, this three bedroom home is well worth your time to go see first-hand, as it has amazing potential and the fact that it has been owned by the same family for so long shows just what a great place to live it must be.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, 27ft long main reception room which has lounge and dining areas, L-shaped kitchen breakfast room with external side access door as well as a door leading to the under stairs storage cupboard, first floor landing with loft access point, bedroom one has two sets of fitted wardrobes, bedrooms two and three and the three piece family bathroom completes the accommodation. There is certainly potential for the new owners to extend the property, either to the side, rear or into the loft space (subject to planning permission / necessary consents,) making this a home that you can grow with.

The house sits centrally within its plot, meaning that it has a private rear garden, as well as a equally generous frontage. To the front of the property there is a mature lawned garden with hedged perimeter, as well as ample off road parking on the tarmac driveway. The driveway then leads down the left-hand side of the property and around to the rear, meaning that you can accommodate 7 or 8 vehicles, which is more off road parking than the average property offers. To the rear of the property is a further established lawned garden, beyond which is the detached garage / workshop, for further parking, useful storage or potential for conversion to a garden room (STPP.)

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 and Domino's Pizza, 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.

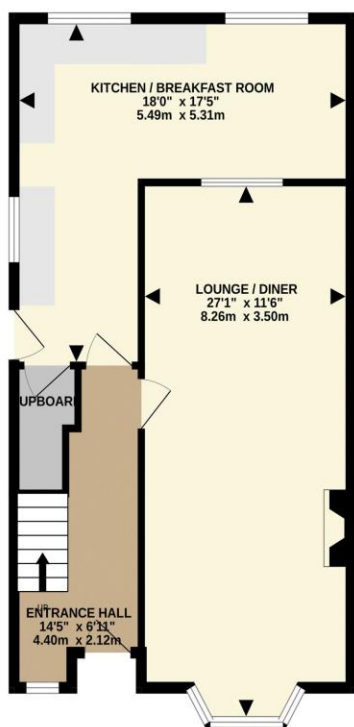


- * Three Bedroom Traditional Semi Detached House**
- * Fantastic Potential to Extend (STPP)**
- * L-Shaped Kitchen Breakfast Room**
- * Three Bedrooms - Two being Doubles**
- * Lawned Gardens to the Front & Rear**

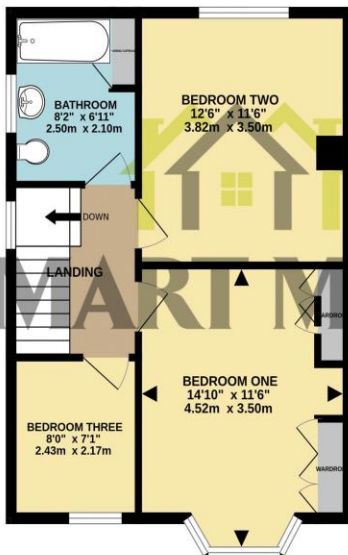
- * No Onward Chain & Vacant Possession**
- * Spacious Open Plan Lounge Diner**
- * First Floor Family Bathroom**
- * Generous Driveway plus Detached Garage / Workshop**
- * Freehold, Council Tax Band C & EPC Rating tbc**



GROUND FLOOR
617 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



GARAGE
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.5 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.

Made with Metropix ©2025

rightmove



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.