

**The Walk,
Hesketh Bank**


SMART MOVE



Asking Price **£299,000**



01772 811899

**www.smartmoveproperties.net
tarleton@smartmoveproperties.net**



Even residents of Hesketh Bank that have lived here for years may have never had the pleasure of venturing down The Walk, as it is a hidden gem of a location which is tucked away on the edge of the village and is accessed along a private unadopted road, shared with just a handful of other properties. Each house on The Walk is different to the next, making Willow Nook a one-off property that offers buyers a rare opportunity to purchase a home in such an idyllic rural setting. Viewing are by appointment only, so contact Smart Move now to book your individual tour.

The internal layout of the property in brief includes: front porch with internal door leading to the central hallway which has a loft access point. lounge with windows on two sides, kitchen diner, rear porch with utility off, bedroom one, bedroom two with fitted wardrobes and the three piece family bathroom completes the accommodation. There is certainly potential to extend the property, either to the rear or into the loft space (subject to planning permission and necessary consents,) making this a property that you can make your own.

The plot the property occupies totals around 0.25 acres, meaning that it has amazing mature gardens to the front, side and rear. To the front there is a paved path leading to the front door and also down the left-hand side of the property, as well as a mature lawned garden with established trees and hedges bordering. To the right-hand side is access around to the rear and to the left-hand side is a further garden area with well established hedges bordering. To the left also is access to the driveway for the property, as well as to the detached garage / workshop, beyond which is a further private garden area. The main garden is located to the rear and offers a larger than average lawned garden with timber garden shed and amazing trees and shrubs surrounding, making it quite private.

NB: The vendor informs us that there is a right of way over the land to the left of the property, for access into the field located to the rear. Additional details for this should be verified through solicitors.

For precise directions using What3Words search: [awestruck.lights.grinders](https://www.what3words.com/?q=awestruck.lights.grinders)

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.



*** Two Bedroom Detached True Bungalow**

*** Secluded Rural Location**

*** In Need of Some Updating**

*** Set-Back Unadopted Road Location**

*** Double Glazing & Oil Central Heating**

*** Plot of Approximately 0.25 Acres**

*** No Onward Chain**

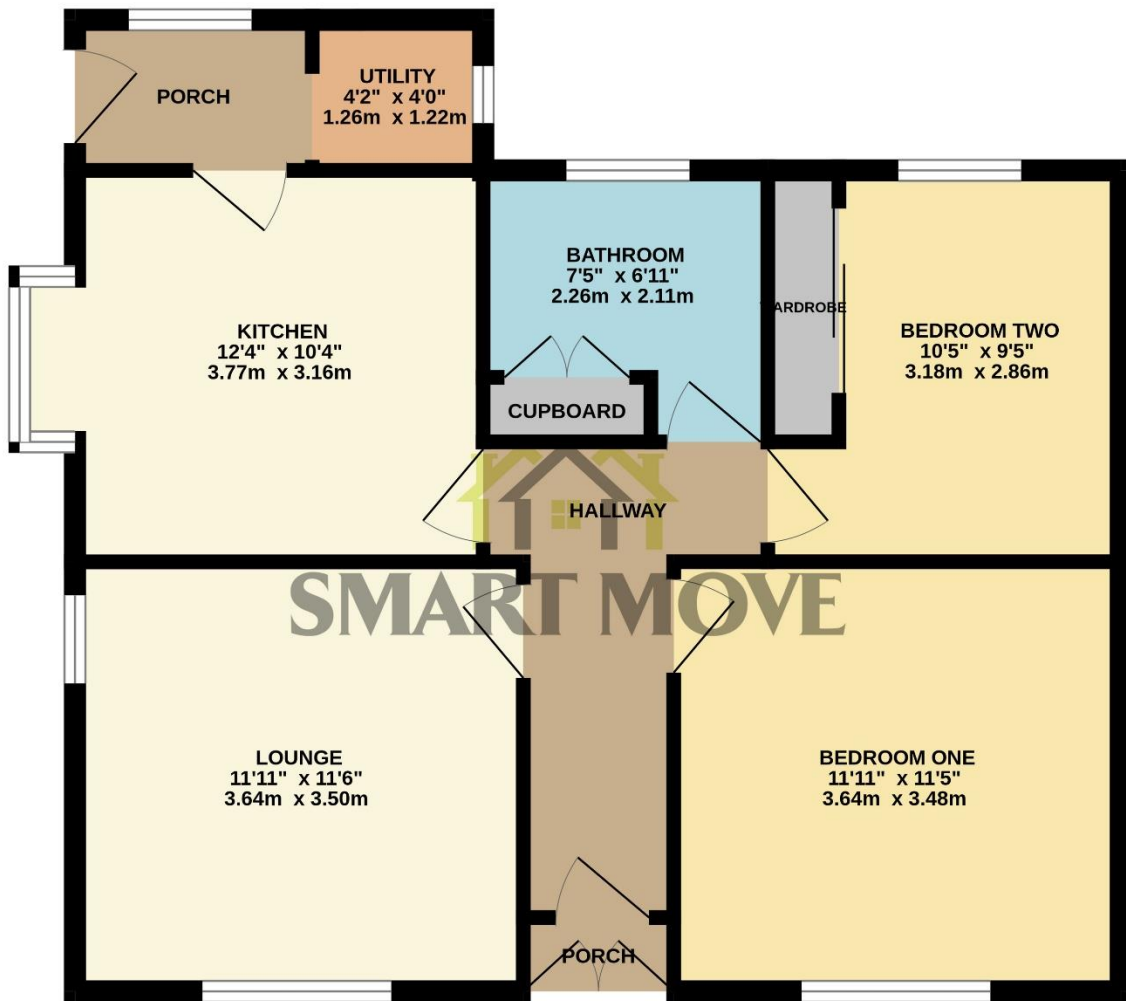
*** Fantastic Potential to Improve / Extend (STPP)**

*** Greenbelt Location & Surrounding**

*** Freehold, Council Tax Band C & EPC Rating D**



GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		818 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 663 sq.ft. (61.6 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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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.