

**Thornton Drive,  
Hesketh Bank, Tarleton**

  
**SMART MOVE**



Asking Price **£182,500**



**01772 811899**

**[www.smartmoveproperties.net](http://www.smartmoveproperties.net)  
[tarleton@smartmoveproperties.net](mailto:tarleton@smartmoveproperties.net)**





Available for sale with benefit of NO ONWARD CHAIN, this three bedroom mid terrace house has never been lived in, making it move-in-ready and well worth your time to go view in person. Benefitting from a NHBC guarantee, newly laid flooring and integrated appliances, this three storey home is ideal for first time buyers, down-sizers and buy to let investors alike, so contact Smart Move now to book your viewing.

The internal layout of the property in brief includes: entrance hall with stairs leading to the first floor, modern kitchen with fitted oven, gas hob with extractor hood over, integrated washing machine and integrated fridge freezer and open plan lounge with French doors opening to the rear garden, two piece ground floor WC, first floor landing with stairs leading to both the ground and second floors, three piece first floor family bathroom and bedrooms two and three, whilst on the second floor is a landing area with access to a built in store cupboard and bedroom one, which has skylight windows to both the front and rear elevations.

To the front of the property there is off road parking on the block paved driveway, as well as a paved path which leads around the property to the right, for direct access to the rear of the property through gated access. The main garden is located to the rear and includes a private outdoor space enclosed by a fenced perimeter and with a paved path leading front the French doors to the gate at the end of the garden.

For precise directions to this property using What3Words please search: lifts.bright.skies

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.



**\* Three Story Mid Townhouse**

**\* NHBC Guarantee in Place**

**\* Open Plan Lounge & Fitted Kitchen**

**\* Three Bedrooms**

**\* Private Enclosed Rear Garden**

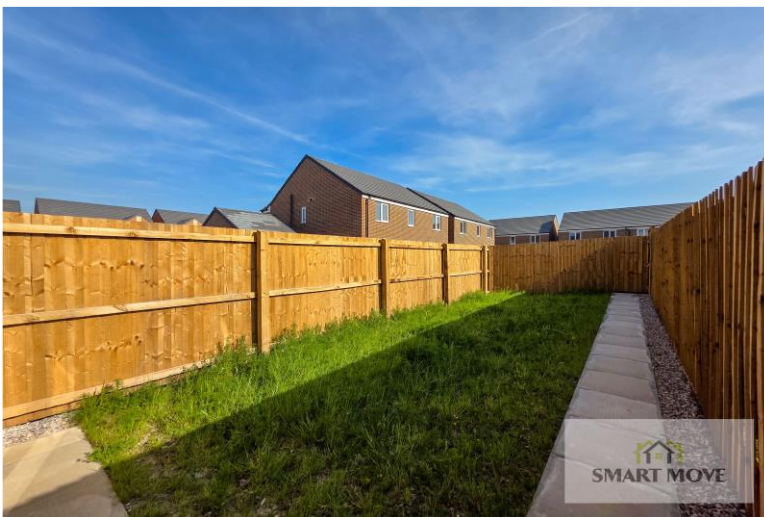
**\* NO ONWARD CHAIN**

**\* Newly Laid Carpets**

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

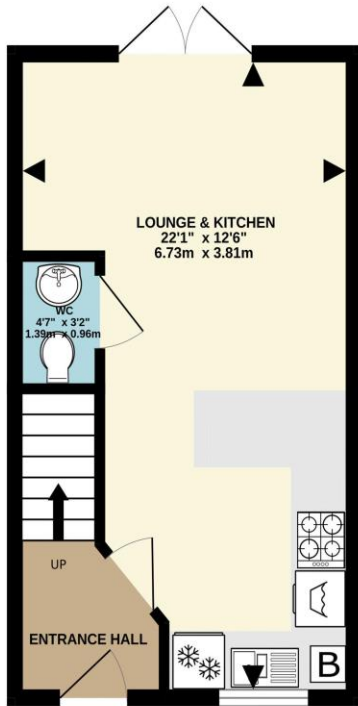
**\* Off Road Parking**

**\* Freehold, Council Tax tbc & EPC Rating B**

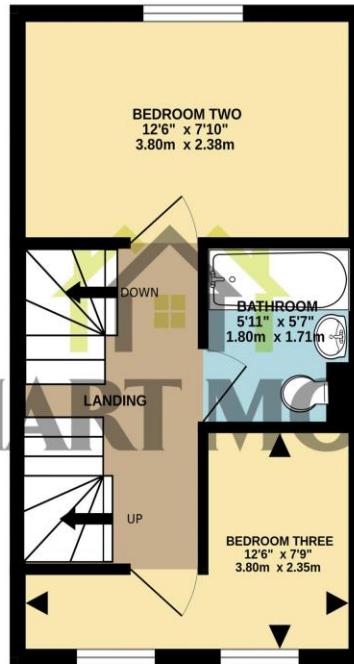




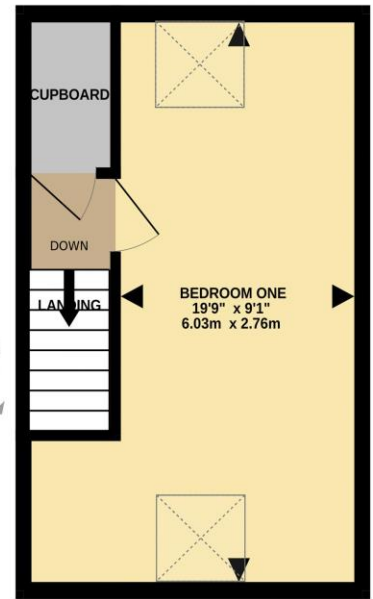
GROUND FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



2ND FLOOR  
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 98 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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.