

**The Green,
Hesketh Bank**


SMART MOVE



Asking Price £385,000



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Internal inspections are highly recommended of this impressive four bedroom detached family home, not only due to the well presented and upgraded interior, but also due to the enviable plot which it occupies, both of which combine to offer buyers a rare opportunity to acquire such a property. Located on The Green in Hesketh Bank village, this superb modern home offers more than the "average," so call Smart Move now to book to see it first-hand.

The internal layout of the property spans around 1.731 sq ft (including the garage) and includes: spacious entrance hallway with staircase leading to the first floor and built in storage, ground floor WC, dual aspect main living room, open plan modern fitted kitchen and dining area, conservatory with French doors leading out to the rear garden, utility room, first floor galleried landing with loft access, built in airing cupboard and a feature arched window, main bedroom with en suite shower room off, three further bedrooms and first floor family bathroom.

Outside the property is parking to the front on the double width driveway, at the end of which is the detached double garage which has been part converted to create a garden / games room with French doors out to a paved patio area, in addition to garage / store. Also in front of the property is a larger than average mature garden with lawn and well stocked flower beds bordering. The main garden is to the rear and offers a raised timber decked area wrapping around the rear, established lawn with planted borders, fenced perimeter and a further raised decked sun terrace / seating area.

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 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.



*** Four Bedroom Detached Family Home**

*** Double Width Driveway & Detached Double Garage (Part Converted)**

*** Open Plan Kitchen Diner with Conservatory Off**

*** First Floor En Suite & Family Bathroom**

*** Leasehold & Council Tax Band E**

*** Envious Plot with Mature Gardens to Front & Rear**

*** Dual Aspect Main Living Room**

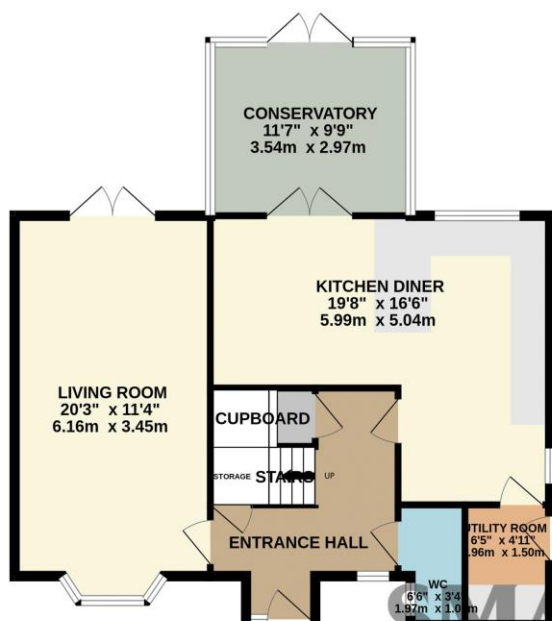
*** Utility Room & Ground Floor WC**

*** Upgraded Interior with Viewings Sure to Impress**

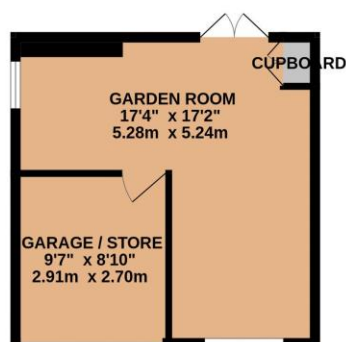
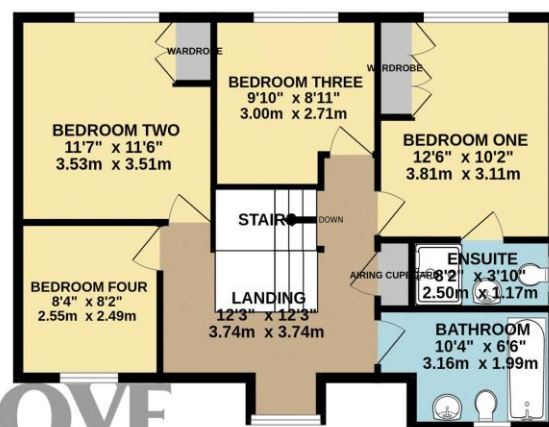
*** UPVC Double Glazing, GCH & EPC Rating D**



GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1731 sq.ft. (160.8 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	62 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



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