

**Norwood Avenue,  
Hesketh Bank**

  
**SMART MOVE**



Asking Price **£180,000**



**01772 811899**

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





Smart Move are delighted to present to the market the opportunity to purchase this semi detached true bungalow, situated on a peaceful cul-de-sac location only a short distance to local amenities and backing onto a open field. The property is available with benefit of NO ONWARD CHAIN and vacant possession, so contact Smart Move to enquire now and book your individual tour.

The internal layout of the property in brief includes: entrance hall, fitted kitchen with external side access door onto the driveway, separate formal lounge with a feature fireplace and internal door to the inner hallway, three piece fitted bathroom, bedroom one, bedroom two has sliding patio doors opening to the conservatory, which in turn has double door so to the rear garden, as well as a side access door to the driveway.

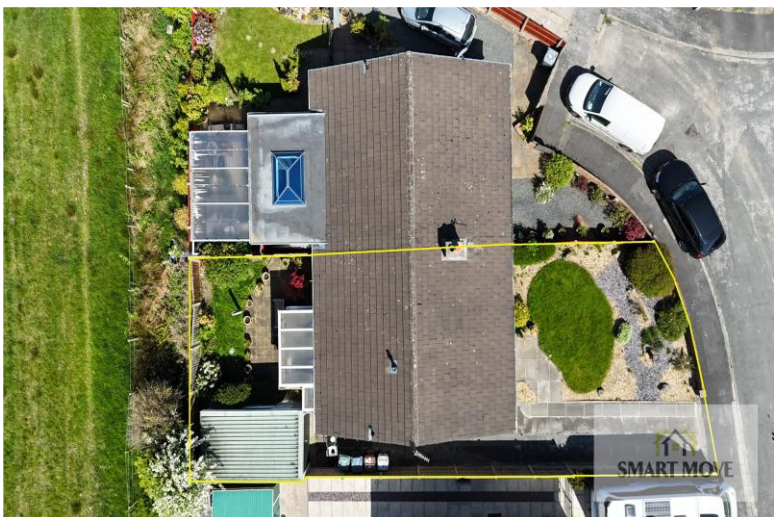
Outside the property there is a mature lawned front garden with well stocked planted flower beds bordering, as well as off road parking on the driveway, which leads from the front and down the left-hand side of the property. Detached from the house and located to the rear is the single garage, which has a up-and-over front door on the driveway, as well as a side access door to the rear garden. The rear garden is compact in size and includes a paved patio area, lawned garden and borders of plants and shrubs. The rear garden backs onto a open aspect over a field currently designated as a conservation site.

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.



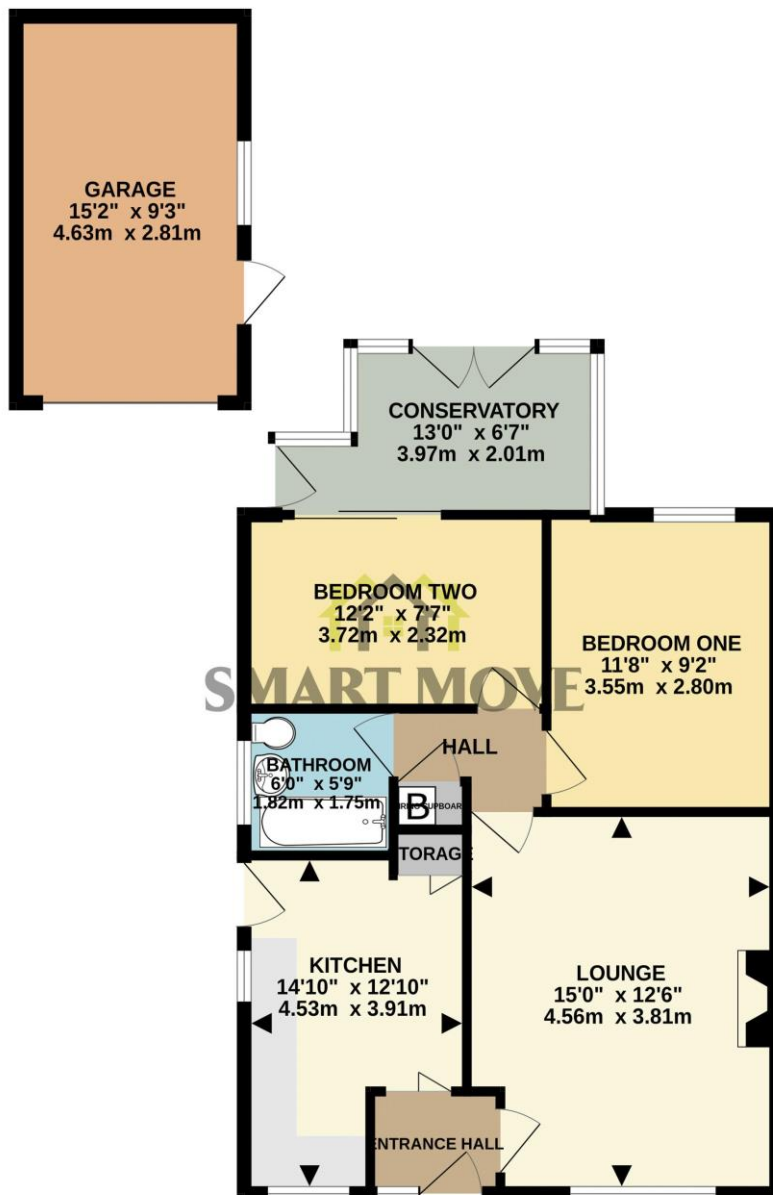


- \* No Onward Chain
- \* Cul-de-Sac Location
- \* Lounge & Separate Kitchen
- \* Conservatory to the Rear
- \* Gardens to the Front & Rear
- \* Two Bedroom Semi Detached TRUE Bungalow
- \* Open Aspect to the Rear over Conservation Site
- \* Three Piece Bathroom
- \* Driveway & Single Garage
- \* Freehold, Council Tax C & EPC Rating tbc





GROUND FLOOR  
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 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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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.