

**Beaconsall Gardens,
Hesketh Bank**


SMART MOVE



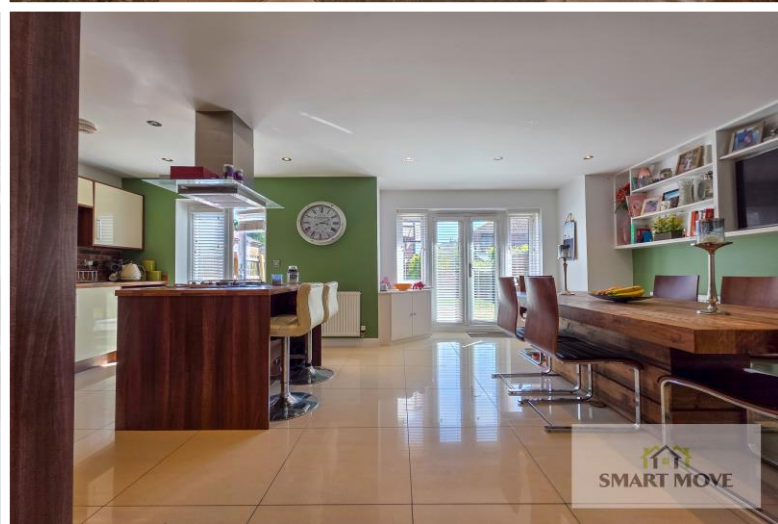
Asking Price **£295,000**



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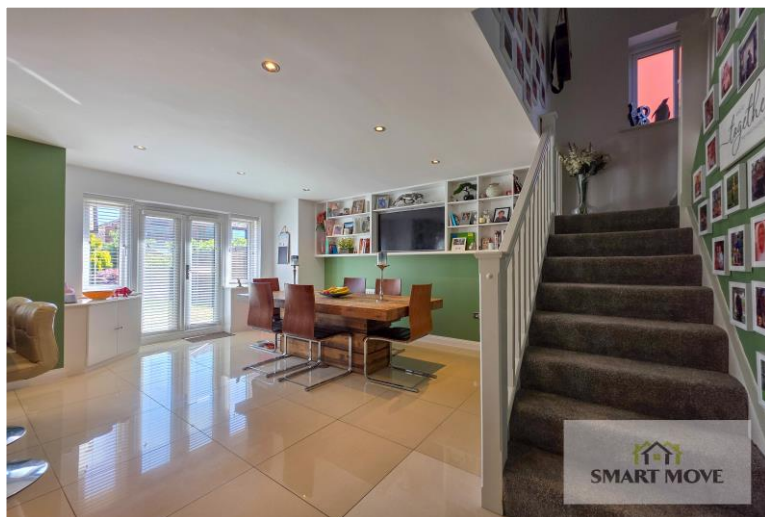


Smart Move are delighted to present to the market this well proportioned detached family home, enjoying a peaceful location which is only a short stroll to the heart of Hesketh Bank village. Built just over 10 years ago, this four bedroom home is now ready for a new owner to move in and enjoy all that it has to offer, which includes a fantastic open plan kitchen / family room and a south facing garden, to name just a couple of the highlights. Viewing is by appointment via Smart Move, so contact our local office now to enquire and book your viewing.

The internal layout of the property in brief includes: entrance hallway / vestibule, lounge, ground floor WC, open plan family / dining kitchen with two sets of double doors opening out to the rear garden and a staircase leading to the first floor, first floor landing with loft access point and a built in storage cupboard, bedroom one has fitted wardrobes and a three piece en suite shower room off, three further bedrooms and the three piece family bathroom complete the accommodation.

To the front of the property there is a mature lawned garden with mature feature tree, next to which is the double width driveway for off road parking. There is also an attached single garage for further parking, or potential for conversion to another living room (subject to planning permission.) The main garden is located to the rear and enjoys a sunny southerly direction and includes a paved patio area, lawned garden, planted borders and a fenced perimeter.

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 Modern Detached House**

*** Lounge & Separate Family / Dining Kitchen**

*** En Suite Shower Room to Bedroom One**

*** Double Width Driveway + Attached Single Garage**

*** UPVC Double Glazing & Gas Central Heating**

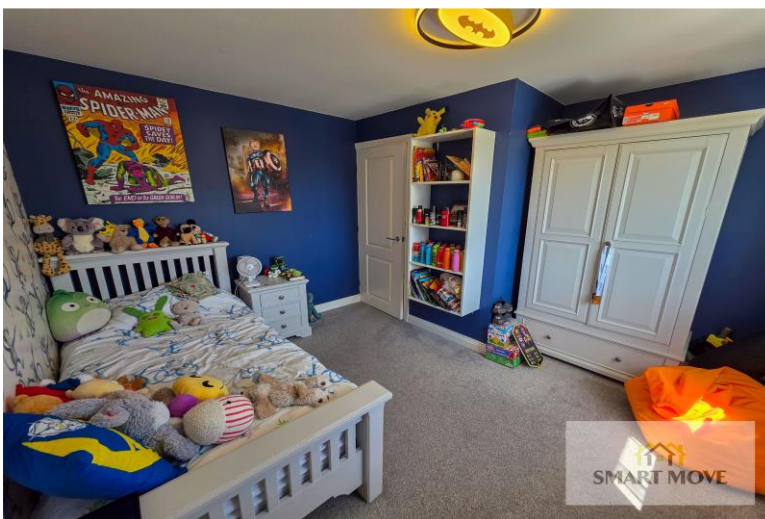
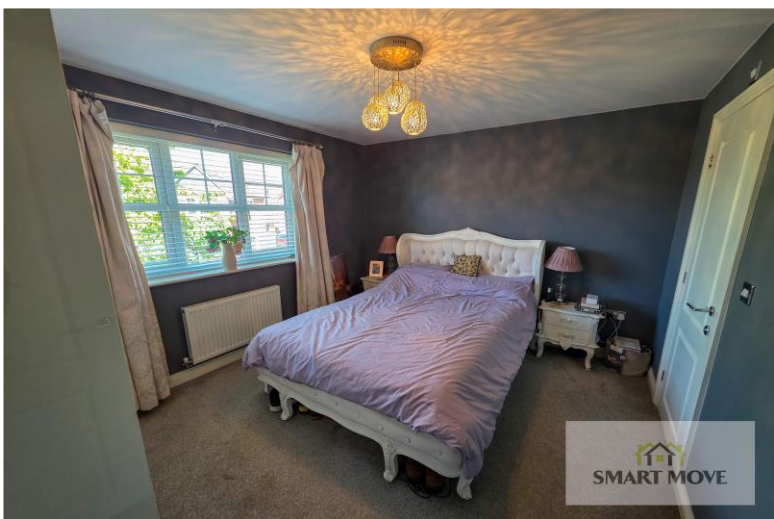
*** South Facing Rear Garden**

*** Ground Floor WC & First Floor family Bathroom**

*** Fitted Wardrobes in Bedrooms One & Four**

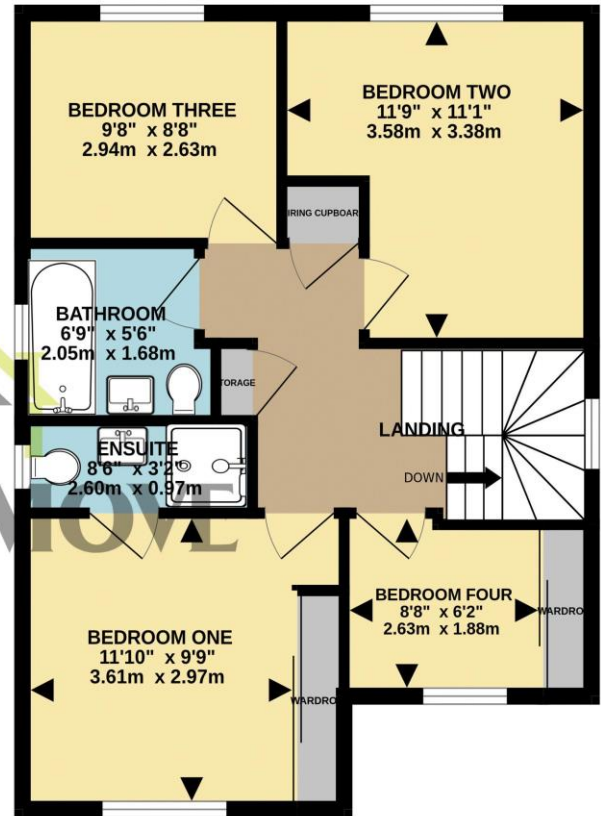
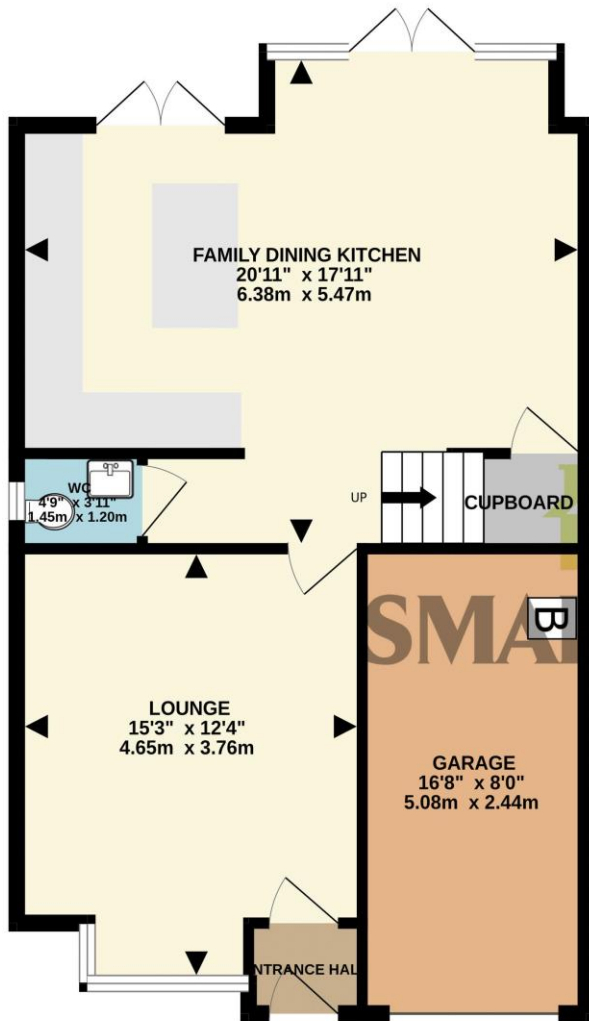
*** Short Walk to Village Centre & Shops**

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



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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.