

**Station Road,  
Hesketh Bank**

  
**SMART MOVE**



**Asking Price £325,000**



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There are few detached true bungalows available locally, as such, Smart Move are thrilled to offer For Sale this three bedroom detached true bungalow on Station Road in Hesketh Bank village. This well presented home is available with NO ONWARD CHAIN, is ready to move straight into and is highly recommended to be viewed in person in order to fully appreciate it's charms, so contact Smart Move now before it is snapped up.

The internal layout of the property in brief includes: entrance porch, inner hallway, spacious lounge with feature fireplace, modern fitted kitchen, separate sitting room with French doors opening to the rear garden, bedrooms one and two, bedroom three / study and the three piece fitted shower room completes the accommodation.

In front of the property is an established lawned garden with well stocked flower bed border and off road parking on the generous paved driveway, which leads from the front and down the left-hand side of the property to the detached garage situated to the rear. Also to the rear is a mature private garden, offering a paved sun terrace / patio area, lawn, planted flower beds, timber garden shed and an enclosed 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. The area falls under West Lancashire Borough Council for administrative purposes, and Hesketh-with-Baconsall Parish Council for parochial matters. Within the village are local schools, bus stops, independent shops as well as larger chain stores, such as Booths supermarket and Domino's 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.

**SMART MOVE**  
ESTATE AGENTS  
Your Local Agent



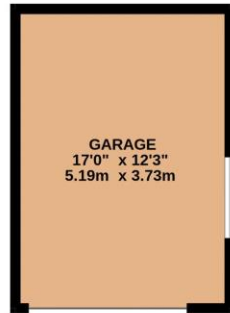


- \* Three Bedroom Detached True Bungalow**
- \* Lounge, Sitting Room & Modern Fitted Kitchen**
- \* Driveway plus Detached Single Garage**
- \* Well Presented Décor**
- \* Gas Central Heating & UPVC Double Glazing**

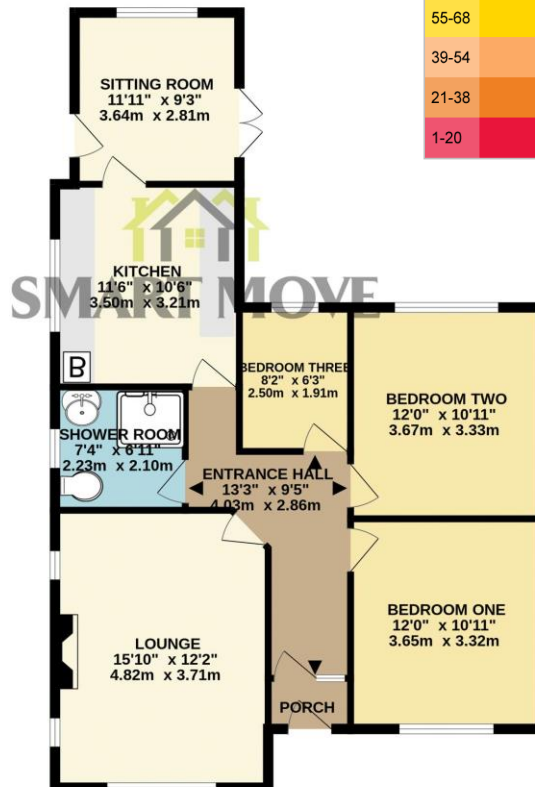
- \* No Onward Chain & Vacant Possession**
- \* Three Piece Shower Room**
- \* Mature Gardens to the Front & Rear**
- \* Viewing Highly Recommended**
- \* Freehold, Council Tax Band C & EPC Rating D**



GROUND FLOOR  
1077 sq.ft. (100.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1077 sq.ft. (100.0 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.