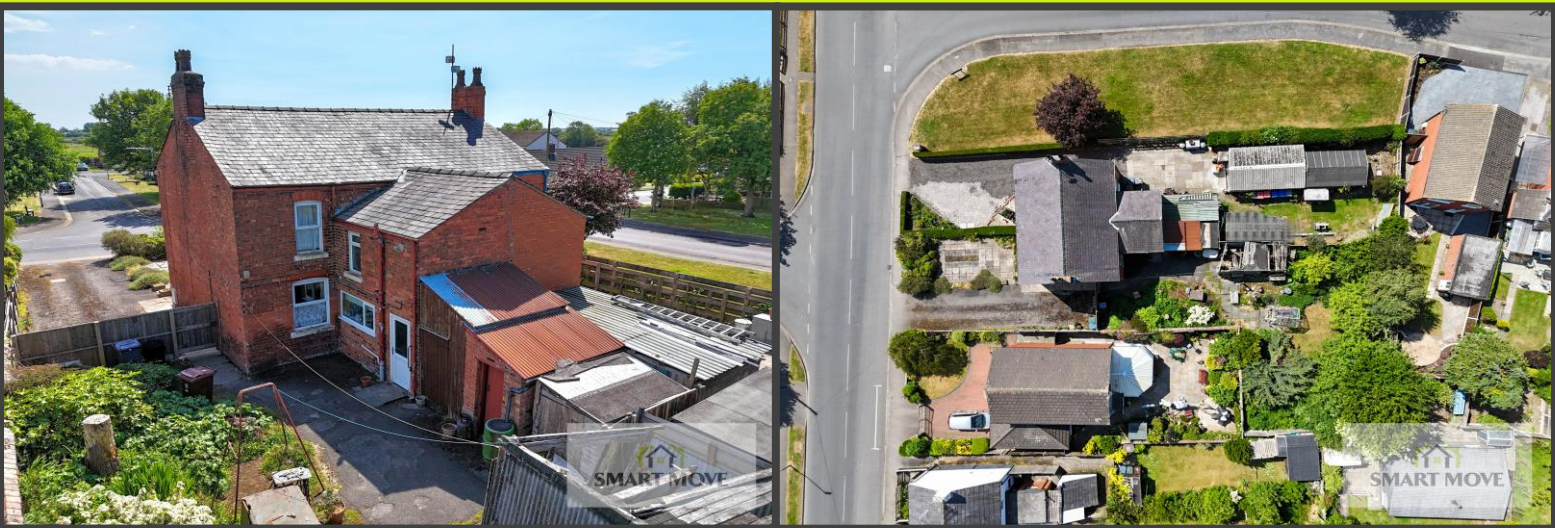


**Chapel Road,
Hesketh Bank**


SMART MOVE



Asking Price **£160,000**



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tarleton@smartmoveproperties.net



This amazing traditional semi detached home is sure to generate a lot of interest, due to its amazing garden plot and masses of potential for the next lucky owners to improve and extend (subject to planning permission.) The property does require updating and as such we recommend buyers to be experienced in the work required to undertake such a project, as this is a "diamond in the rough" which needs a little imagination to see just what amazing potential it has. This two bedroom semi detached house has been in the same family's hands for some 100 years, making this a rare opportunity to purchase such a property.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, open plan lounge and dining room with open fireplace and windows to the front and rear, separate fitted kitchen with under stairs store cupboard, first floor landing, two double bedrooms and the first floor bathroom completes the accommodation.

The property enjoys a deceptively spacious mature plot and includes a landscaped front garden with shrubbery border, off road parking on the driveway, which leads from the front and down the right-hand side of the property and to the rear is the main garden, which leads behind the property to the right. The rear garden has a patio area, established lawned garden with numerous plants, trees and shrubs bordering, timber garden shed and attached to the rear of the property is a garden store and a brick outhouse.

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-Beconsall 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.



*** Traditional Semi Detached House**

*** Generous Garden Plot**

*** Owned by the Same Family for 100 Years**

*** Two Double Bedrooms & First Floor Bathroom**

*** In Need of Updating**

*** Fantastic Potential for Improvement / Extension (STPP)**

*** Viewing by Appointment Only**

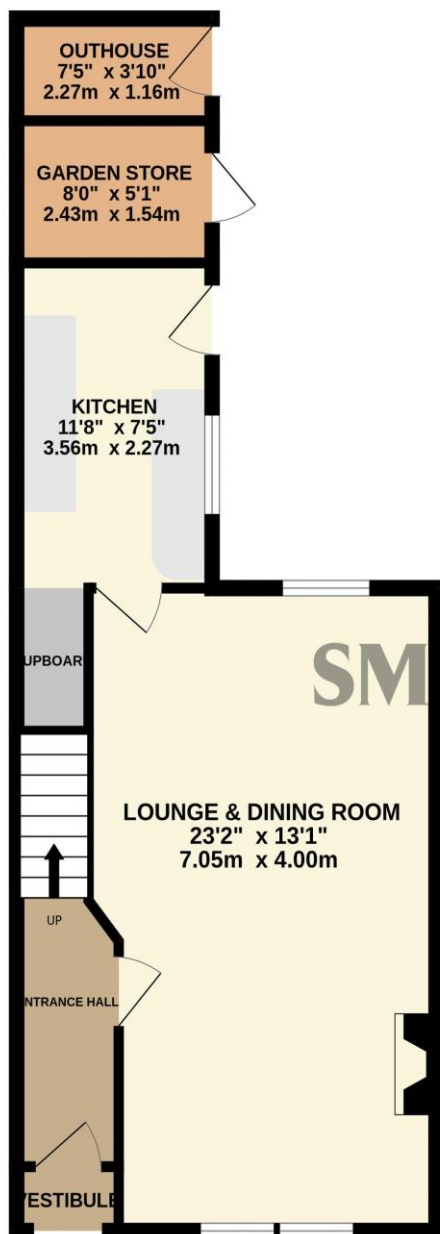
*** Open Plan Lounge & Dining Room & Separate Kitchen**

*** Generous Driveway plus Front & Rear Gardens**

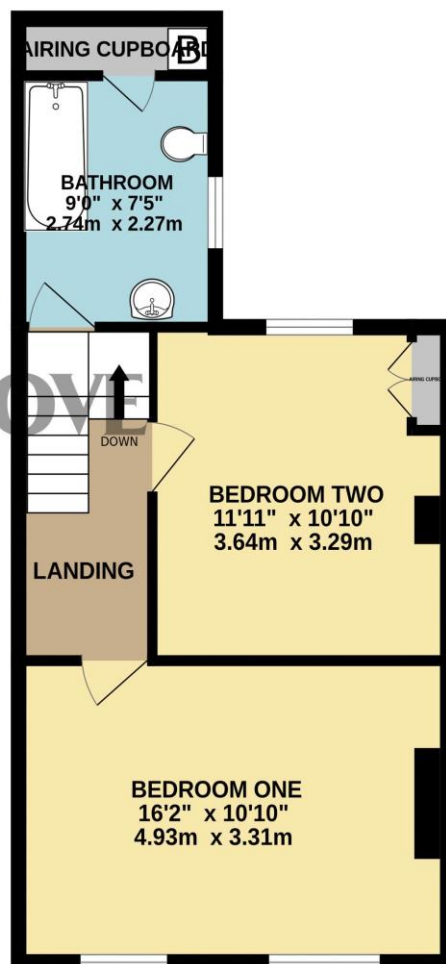
*** Freehold, Council Tax Band B & EPC Rating tbc**



GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



FIRST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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.