

**Alder Close,
Hesketh Bank**


SMART MOVE



Asking Price **Shared Ownership £112,500**



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There are few "affordable" houses for sale locally, making this 50% shared ownership house a rarity which is sure to be snapped up quickly. This well presented end terrace house is available at 50% shared ownership, though there is potential to staircase up the percentage to 75% or even 100%, making it suitable for several possible buyers needs. NB: The rent on the 50% is currently £167.22 pcm and there is a service charge of £11.65 pcm which includes ground rent, though if the buyer staircases up their percentage owned then the rent will come down accordingly.

The internal layout of the property in brief includes: entrance hall with staircase to the first floor, ground floor WC, modern fitted kitchen with open arch to the L-shaped lounge diner, conservatory, first floor landing with loft access point, bedroom one has a three piece en suite shower room off, bedroom two, bedroom three / home office and the three piece family bathroom completes the accommodation.

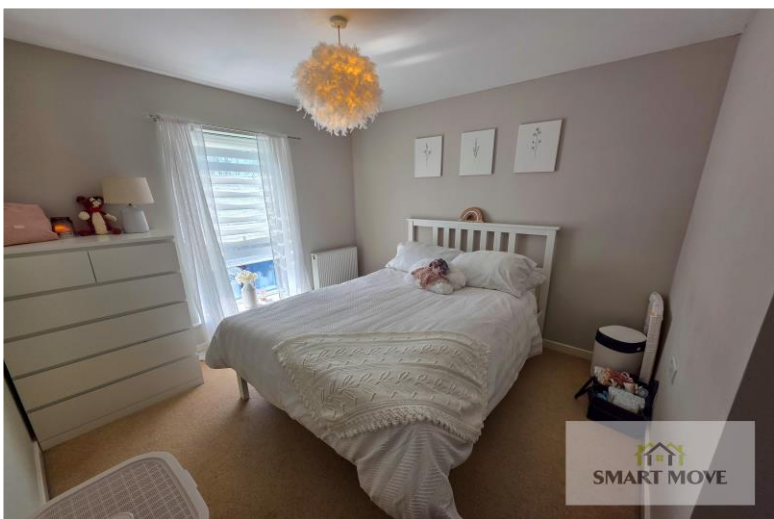
To the front there is a block paved driveway for off road parking, next to which is a planted flower bed area and gated access to the side of the property. To the left-hand side there is a spacious paved patio area, whilst to the rear is the main garden which is enclosed by a fenced perimeter and boasts a mature lawned garden with well stocked planted borders.

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, 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.

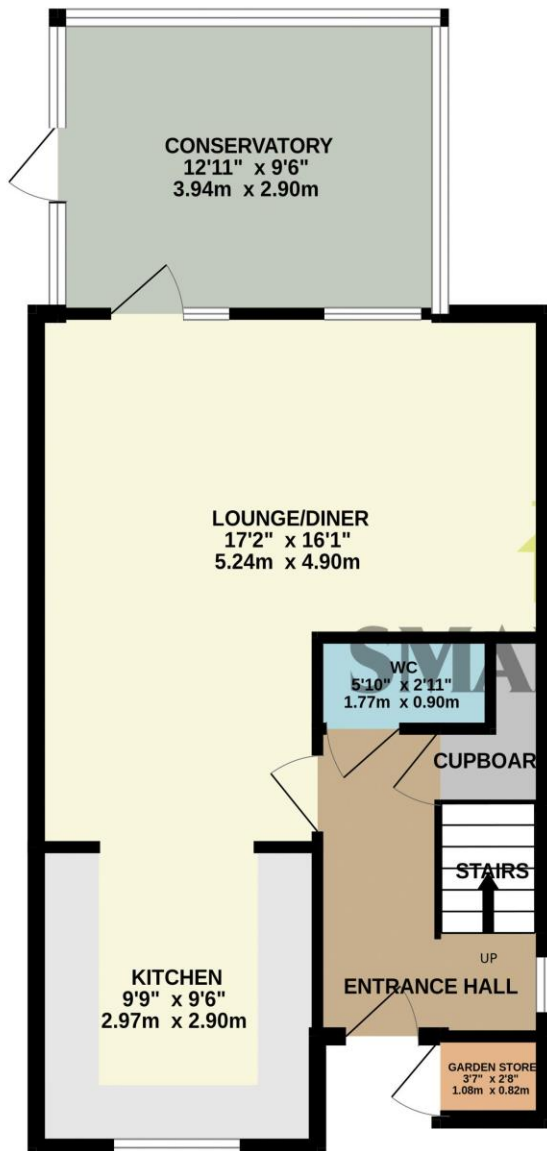


- * No Onward Chain
- * 50% Shared Ownership
- * Ideal First Time Buyer Property
- * Ground Floor WC & First Floor En Suite & Bathroom
- * Double Glazing & Gas Central Heating

- * Three Bedroom End Terrace House
- * Option to Staircase Ownership to 75% or 100%
- * Open Plan Lounge Diner & Kitchen + Conservatory
- * Driveway to Front, Side Patio & Private Rear Garden
- * Council Tax Band B & EPC Rating C

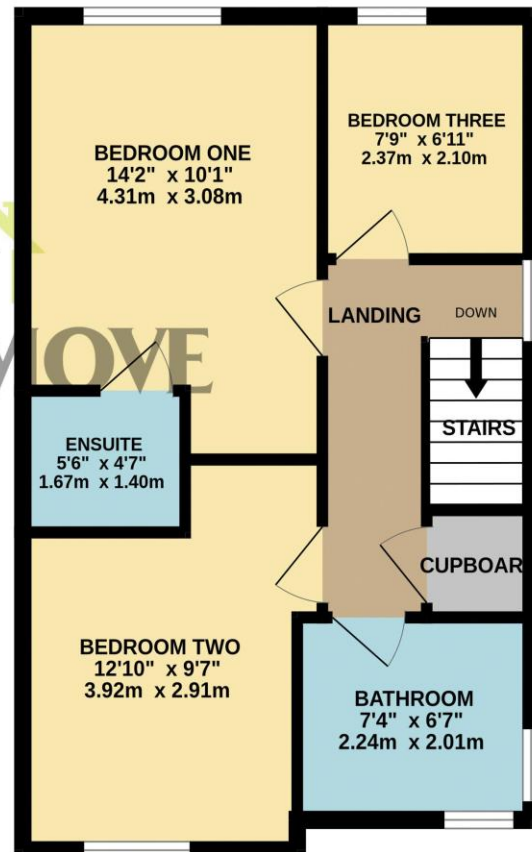


GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.8 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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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.