

**Moss Lane,
Hesketh Bank**


SMART MOVE



Asking Price £299,950



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Available with benefit of NO ONWARD CHAIN this three bedroom detached TRUE bungalow has been home to the same family for around 60 years, illustrating perfectly just what an amazing place to live it is and it is now ready to be handed over to a new family to enjoy. The interior is well-presented yet also has potential for the new owners to put their own mark on it, making viewing in person highly recommended in order to see if this just may be your next home.

The internal layout of the property spans around 1,043 sq ft and in brief includes: entrance porch leading to the central hall, lounge, kitchen diner, laundry / utility room and rear porch, recently fitted shower room and separate WC, bedroom one has fitted wardrobes, bedroom two, bedroom three / dining room and the attached garage completes the accommodation. There is certainly scope for extension (STPP) either out to the rear or by converting the garage, making it a property that you can make your own.

The property enjoys a plot of approximately 0.15 acres, meaning that it has generous gardens to the front and rear which have been well cared for and offers an abundance of outdoor space to enjoy. To the front there is off road parking for 2 cars on the driveway, in addition to the attached single garage, accessed through an up-and-over front door from the front. Also to the front is a mature lawned garden with trees and established hedge border, as well as a pathway leading down the left-hand side of the property to the front door. The main garden is located to the rear and boasts a patio area, larger than average lawned garden with raised flower beds and numerous well-established plants, trees and shrubs bordering. Also to the rear is a gravelled patio area at the end of the garden, a glass greenhouse and a timber garden shed for useful storage.

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-Becconsall 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, 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.

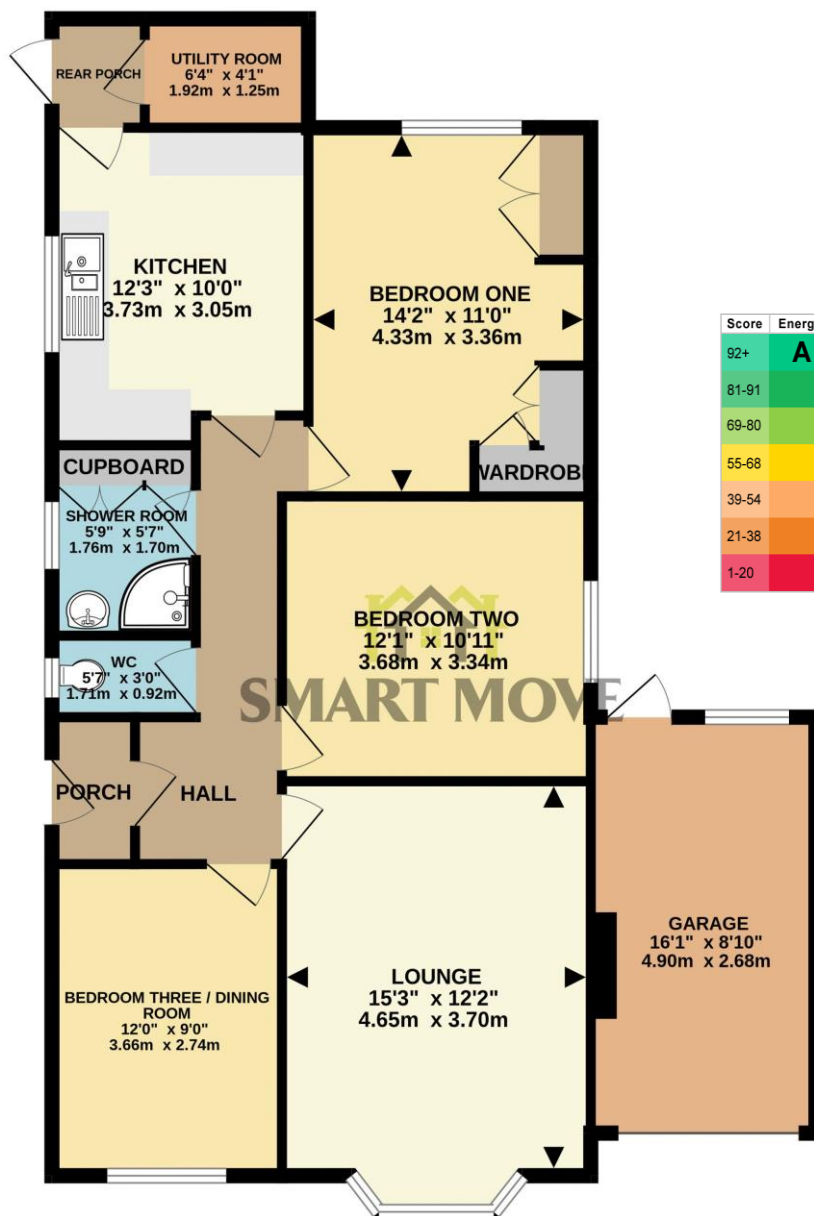


- * Three Bedroom Detached True Bungalow
- * Lounge, Kitchen Diner & Laundry / Utility Room
- * Third bedroom / Dining Room
- * Driveway & Attached Single Garage
- * Gas Central Heating & UPVC Double Glazing

- * No Onward Chain & Vacant Possession
- * Three Good Sized Bedrooms
- * Recently Fitted Shower Room & Separate WC
- * Amazing Mature Gardens to Front & Rear
- * Council Tax Band D & EPC Rating D



GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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
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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.