

**Moss Lane,
Hesketh Bank**


SMART MOVE



Asking Price £240,000



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



Smart Move are delighted to present to the market this traditional semi detached house on Moss Lane in Hesketh Bank village. Owned by the same family for around 50 years, this deceptively spacious home offers buyers more than most modern homes, in terms of living space and also garden space, making viewing in person highly recommended.

The internal layout of the property in brief includes: entrance porch leading to the entrance hallway which has staircase leading to the first floor, lounge with bay window to the front of the property and open plan arch to the dining room, separate fitted kitchen, breakfast room with patio doors opening to the rear patio, ground floor WC and the utility / side porch completes the ground floor. To the first floor is a central landing, three bedrooms and the three piece shower room. There is also potential for extension (subject to planning permission) either out to the rear or into the loft space, should the next owners look to do so.

Off road parking is available to the front of the property on the double width driveway. Off the driveway is gated access down the right-hand side of the property for easy access around to the rear. The rear garden is approximately 30m in length and as such offers a larger than average outdoor space which includes a generous paved patio area, established lawned garden with mature trees and a enclosed perimeter of hedges and fencing.

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.

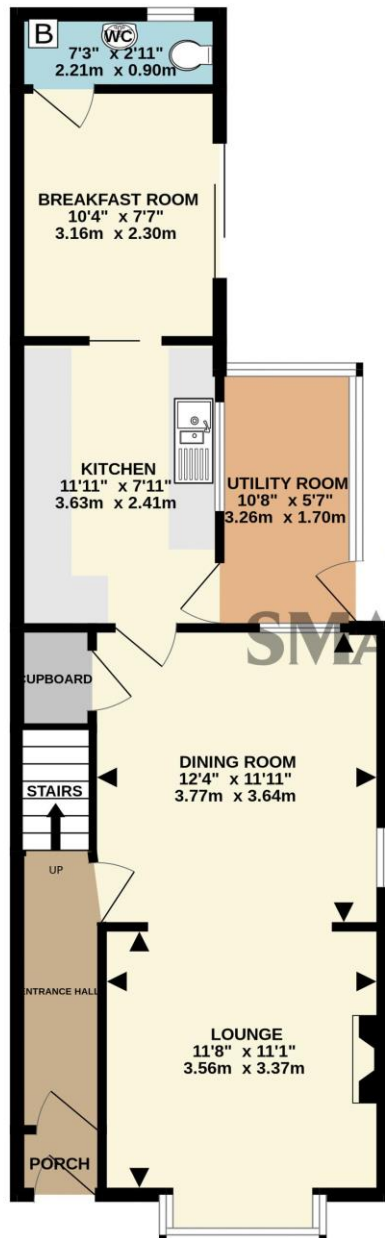


- * Three Bedroom Traditional Semi Detached House**
- * Open Plan Lounge & Dining Room**
- * Ground Floor WC & First Floor Shower Room**
- * Generous & Mature Rear Garden**
- * Short Walk to Village Shops & Amenities**

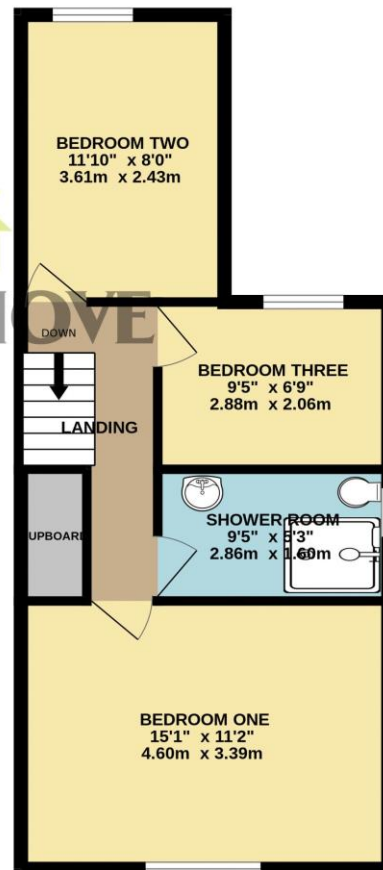
- * No Onward Chain & Vacant Possession**
- * Kitchen with Utility & Breakfast Rooms Off**
- * Double Width Driveway to the Front**
- * UPVC Double Glazing & Gas Central Heating**
- * Freehold, Council Tax Band B & EPC Rating to Follow**



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 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.