

**Thornton Drive,
Hesketh Bank**


SMART MOVE



Asking Price **£299,000**



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tarleton@smartmoveproperties.net**



Tucked away towards the end of a cul-de-sac, lies this four bedroom detached family home, which is being sold with the remainder of the builders guarantee still in place, as well as an immaculately presented interior, making viewing in person highly recommended. This superb home also benefits from partial open views over the river Douglas and farmland beyond and is only a short walk to the centre of Hesketh Bank village and its popular shops. Viewing is by appointment only via Smart Move, so please contact us now before this amazing property is snapped up.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, lounge with built in storage cupboard, separate open plan modern kitchen with breakfast bar, dining table area and French doors opening to the rear garden, separate utility / laundry room with external rear access door, two piece ground floor WC, first floor landing with loft access point, bedroom one with fitted alcove wardrobes and a three piece en suite shower room off, bedroom two, bedroom three also has fitted wardrobes, bedroom four and the three piece shower room completes the accommodation.

The property is situated on a cul-de-sac, making it quite peaceful. Off road parking is available in front of the property, both on the block paved double width driveway, as well as within the attached single garage. Also in front of the property is an EV charging point and a lawned front garden area. The main garden is located to the rear and is accessed both from the property, as well as through a side gate to the right-hand side of the property. The rear garden enjoys a sunny southerly direction and boasts a paved patio area, established lawned garden, planted laurels at the end of the garden and an enclosed fenced perimeter.

For exact location information and how to find the property using What3Words, please search the words: dries.madder.jukebox or follow the link: <https://w3w.co/dries.madder.jukebox>

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, 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.



- * Modern Four Bedroom Detached House**
- * End Cul-de-Sac Location with Partial Open Views**
- * Lounge & Separate Open Plan Kitchen Diner**
- * Fitted Wardrobes in Two of the Bedrooms**
- * Driveway, EV Point, Garage & Private Rear Garden**

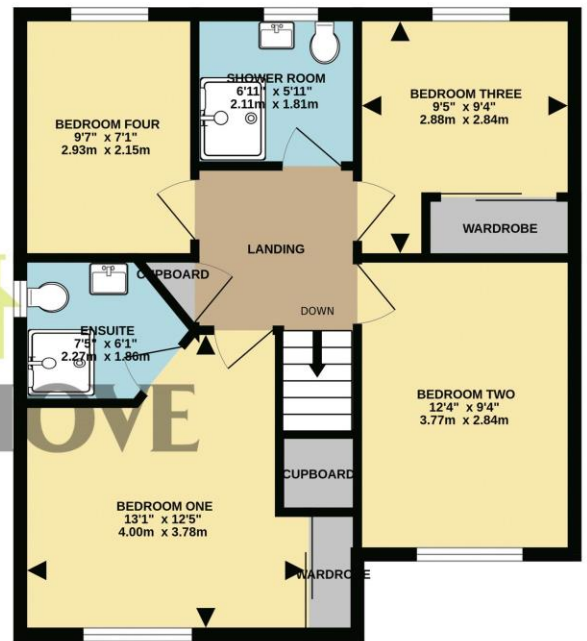
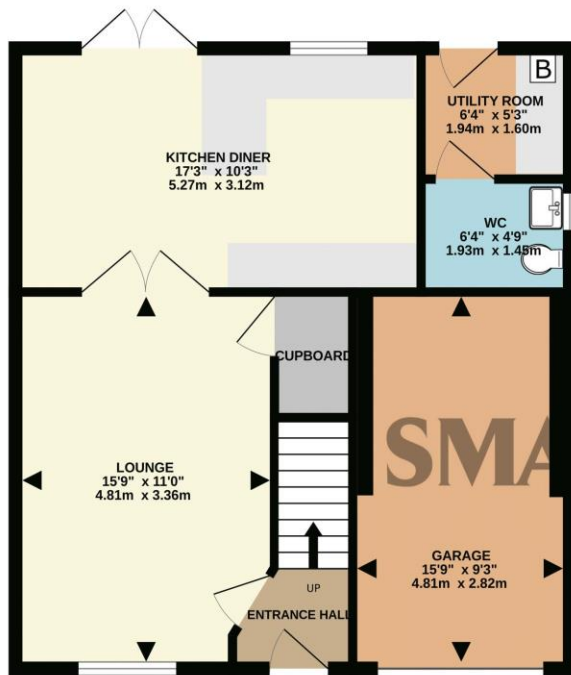


- * Built in 2023 with Builders Guarantee still Remaining**
- * Show Home Presentation Throughout**
- * Utility Room & Ground Floor WC**
- * En Suite to Bedroom One plus Separate Shower Room**
- * Freehold, Council Tax Band D & EPC Rating of B**



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.

1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.