

**Moss Lane,  
Hesketh Bank**

  
**SMART MOVE**



**Asking Price £325,000**



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Few properties can truly surprise you, and none so much as this traditional four bedroom semi detached home. As what lies within is a thoroughly modernised and extended home, offering open plan living space, a real WOW factor newly fitted kitchen, as well as a detached outbuilding with masses of potential. We cannot recommend enough just how much this amazing home is worth going to see with your own eyes, as property such as this are few and far between.

The internal layout of the property in brief includes: entrance hall with inner hall and staircase leading to the first floor, three piece ground floor shower room, open plan dining room and family room with windows to the front and rear, feature multi fuel stove fire, underfloor heating to kitchen, access to under stairs storage and a open plan arch to the amazing kitchen, which has Velux skylights and double doors opening to the rear garden, split level first floor landing, four bedrooms and the first floor family bathroom completes the accommodation.

Off road parking is available on the full width driveway to the front, to accommodate three cars. Access to the rear is via a secure gate down the right-hand side of the property and the main garden is located to the rear. The rear garden is approximately 35 in length and offers an extended Indian stone paved patio area, mature lawned garden with trees and shrubs planted and a Children's play area. Detached from the house and located to the rear is a brick built outhouse / utility room with open plan store room. Beyond the lawned garden is the detached steel frame UPVC clad outbuilding, currently used to run a cattery business from, though it shall be sold as a shell and as such offers a multitude of uses such as WFH space, gym, games room or to seek to run an alternative business from.

The current owners run a fully licenced cattery business from the rear of the property. This established business is available for purchase alongside the property by separate negotiations with the vendors. The sale would include the second building, fixtures & fittings and all necessary permissions to continue operating, offering buyers a read-made business opportunity if desired.

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.



**\* Four Bedroom Semi Detached House**

**\* Detached Steel Frame Outbuilding to the Rear - approx. 8.23m by 4.3m**

**\* Viewing by Appointment Only**

**\* Ground Floor Shower Room & First Floor Bathroom**

**\* Freehold, UPGV DG, GCH & Council Tax Band C**

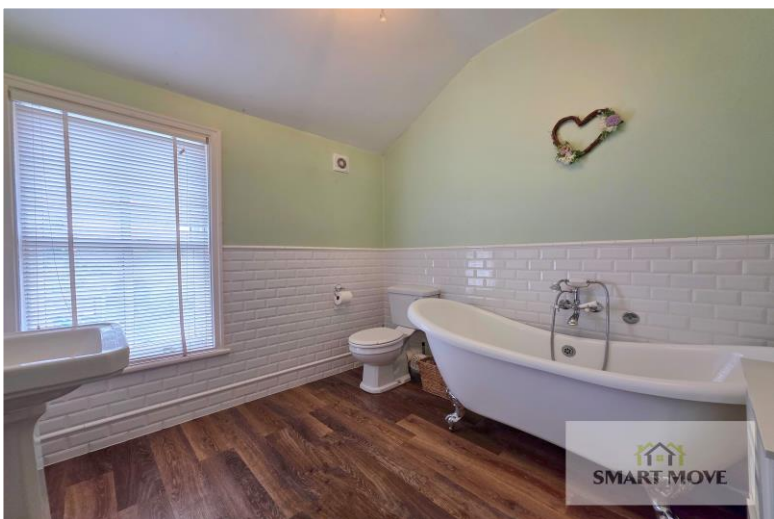
**\* Greatly Improved & Modernised**

**\* Outbuilding - Currently used as a Cattery Business**

**\* WOW Factor Open Plan Kitchen Family Room**

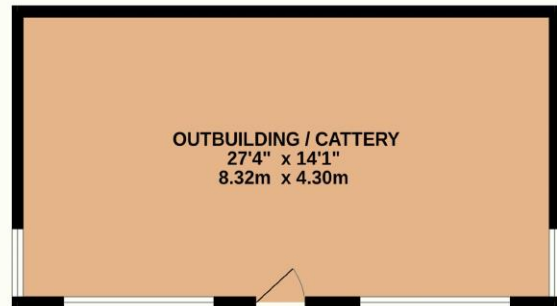
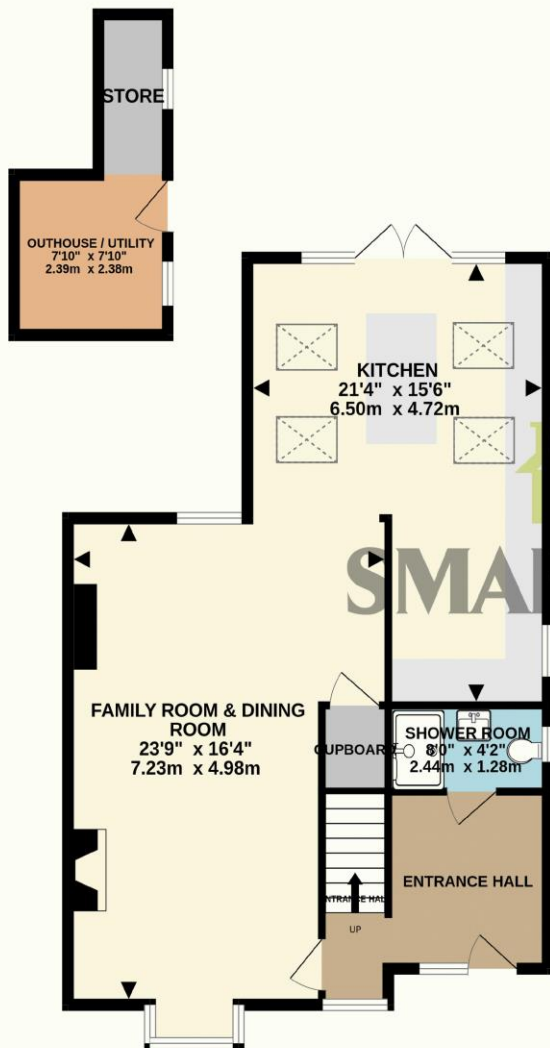
**\* Driveway for 3 Cars & Mature Rear Garden**

**\* EPC Rating of D - Rated Prior to Solar Panel in 2023 & New Boiler in 2019**

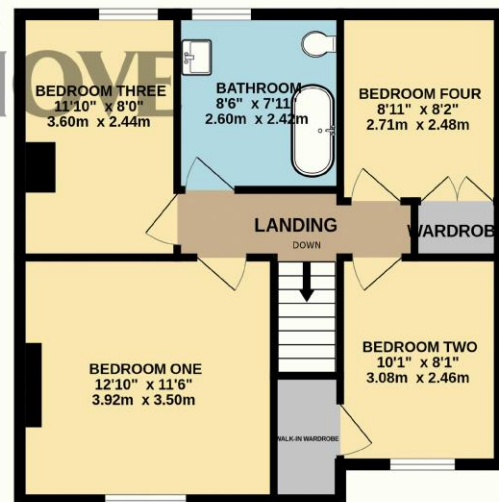


GROUND FLOOR  
847 sq.ft. (78.6 sq.m.) approx.

DETACHED OUTBUILDING  
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



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

TOTAL FLOOR AREA : 1795 sq.ft. (166.7 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.