

**Beaconsall Lane,
Hesketh Bank**


SMART MOVE



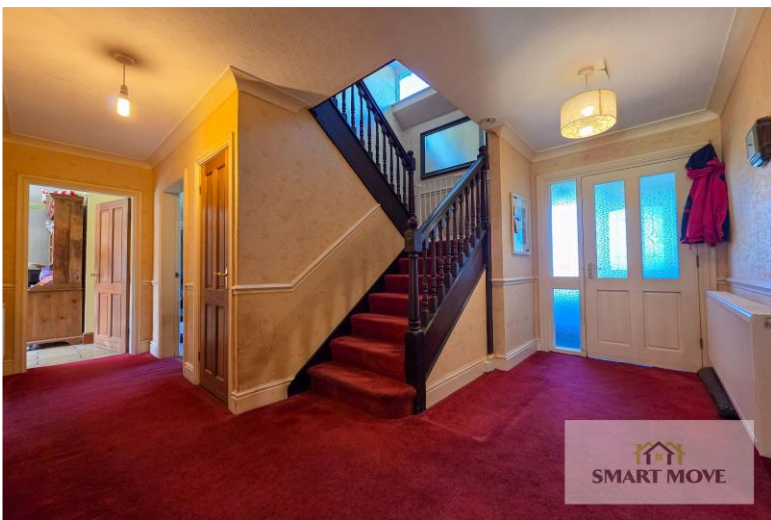
Asking Price £499,950



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Some of the villages most sought after homes are located on Becconsall Lane and as property on this road does not become available often, it speaks volumes on just what a great place to live it must be. This four bedroom detached dormer style bungalow enjoys a generous plot of around 0.3 acres and offers buyers equally generous indoor as well as outdoor space and while it has benefitted from upgraded UPVC double glazed windows, solar panels and new flat roof on the garage, the interior is a blank canvas for the next lucky owners to create a space to best suit their needs, making this a property that you can grow with. Internal inspection is by appointment via Smart Move, so call our local office now to book your individual tour.

The internal layout of the property in brief includes: front porch with access to the meter closet, spacious inner hallway with staircase leading to the first floor and a built in store cupboard beneath, lounge with open fire, open plan fitted kitchen and dining area, sun room with sliding glass doors leading out to the rear garden, utility room, ground floor WC, bedrooms one and two are to the ground floor, as well as the ground floor bathroom. To the first floor is a central landing with access to a under-eaves storage area (where controls for the solar panels are located,) bedrooms three and four and the first floor shower room complete the accommodation. There is certainly scope to extend the property, either to the rear or by extending the dormers (subject to planning permission,) making this property able to suit most home buyers needs.

To the front of the property is a well stocked garden area with mature lawn, numerous plants, trees and shrubs surrounding and a timber summer house with storage and covered seating area. Ample off road parking is also available on the slate chipped driveway to the front and left-hand side of the property, which is accessed through timber electric double gates to the front. The driveway then leads down the side of the property where there is a covered car port for sheltered parking, beyond which is the garage. The garage can accommodate 3 vehicles and has light, power and a electric sectional front door, as well as access to the attached covered walkway, which joins the garage to the main house and offers yet more fantastic storage.

The rear garden enjoys a sunny southerly direction and benefits from being not overlooked, thanks to the protected wooded area beyond the rear boundary and within the garden is: a generous paved sun terrace, large established lawned garden with feature ornamental fish pond with automated filtration system, trees and shrubs bordering and a fenced perimeter. Within the rear garden also are 4 timber log cabins, each different in design and with multiple uses, whether it be as a workshop, WFH space, outdoor entertainment space, housing a hot tub or simply for storage, making them able to be tailored to the new owners needs. There is also a timber garden shed at the end of the garden, for further 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 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.



*** Generous Plot of Around 0.3 Acres**

*** Driveway with Electric Gates plus Car Port & 3 Car Garage**

*** Deceptively Spacious Accommodation**

*** Walking Distance to Village Shops & Amenities**

*** UPVC DG, GCH & Solar Panels**

*** South Facing Rear Garden with 4 Log Cabins**

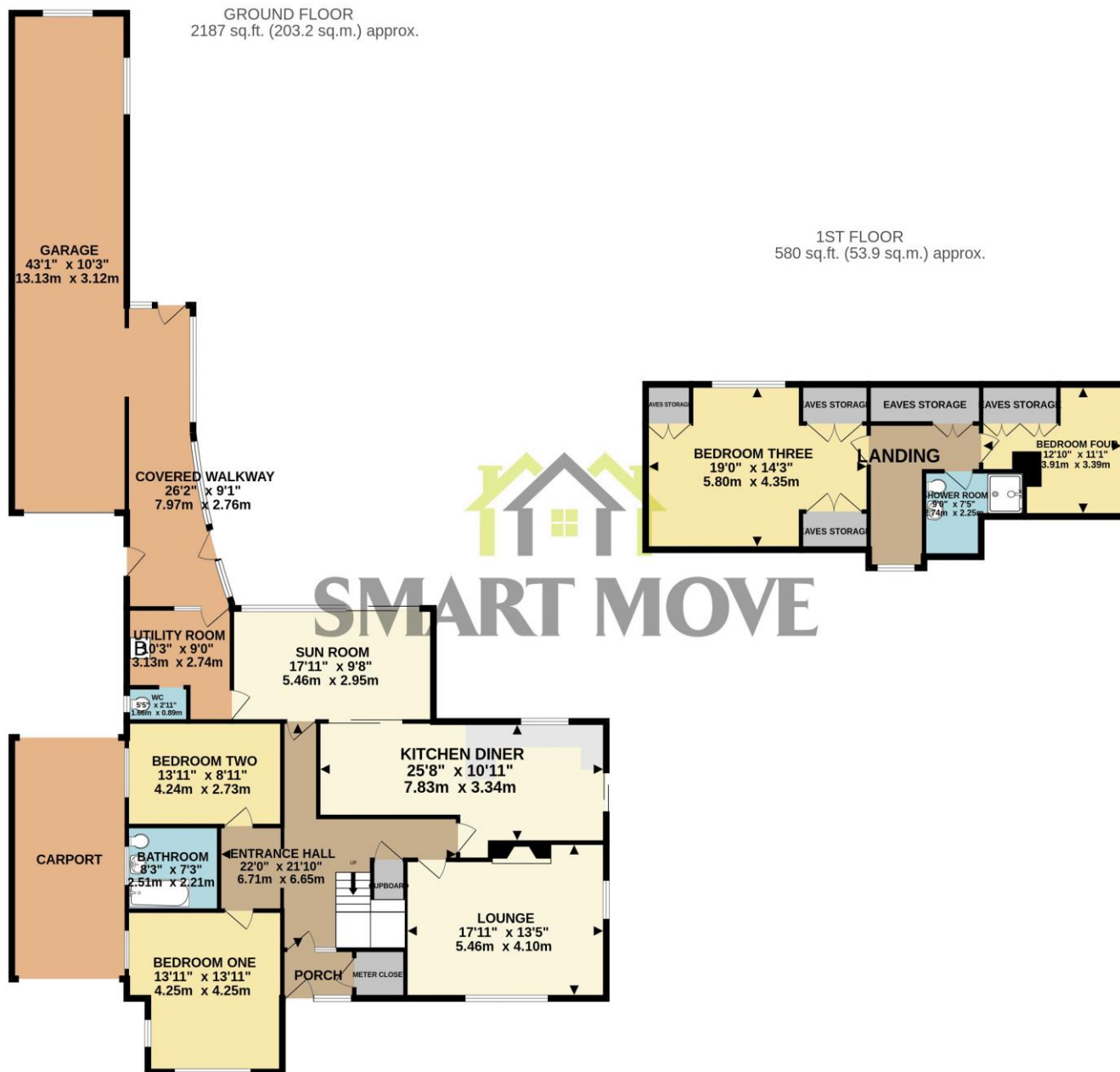
*** Four Bedroom Detached Dormer Style Bungalow**

*** Sought After Location Backing onto Protected Wooded Area**

*** Vast Potential to Put Your Own Mark on, or Possibility Extend (STPP)**

*** Freehold, Council Tax Band E & EPC tbc**





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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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.