# Pardoe Close, Hesketh Bank

SMART MOVE




Asking Price **£230,000**







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Situated in the popular semi-rural village of Hesketh Lane, this three-bedroom detached true bungalow presents an exciting opportunity for buyers looking to create a home tailored to their own tastes and requirements. Whilst the property would benefit from a comprehensive programme of modernisation and upgrading throughout, it offers considerable potential to transform into a lovely home in a desirable village setting. The asking price has been carefully positioned to reflect the work required, making this an attractive proposition for those seeking a renovation project or an opportunity to add value. Offered for sale with the added advantage of no onward chain, the property is ready for its next chapter and early viewing is recommended to fully appreciate the possibilities on offer.

The internal layout of the property in brief includes: entrance hall with airing cupboard, lounge with open plan dining room off, separate fitted kitchen with an external door leading to the left-hand side of the property, bedroom one has fitted wardrobes as well as a three piece en suite shower room off, bedroom two, bedroom three also has fitted wardrobes, three piece family bathroom and the attached single garage completes the accommodation.

To the front of the property is a lawned garden area with mature planted bushes. Also to the front is off road parking on the tarmacadam driveway for around two vehicles, at the end of which access to the attached single garage for additional parking. There is also gated access to the side of the property for access around to the rear where the main garden is located. The rear garden boasts a paved patio, lawn and mature plants, trees and shrubs bordering. NB: There is a conservatory attached to the rear of the property, though it is not structurally sound and is in need of removing or replacement.

How to Find the Property: I'm sharing a what3words address to help you find this specific location. Tap to see exactly where it is: ///giving.sharpens.indulges https://w3w.co/giving.sharpens.indulges

Anti Money Laundering Regulations (AML): Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company (Smart Search) to conduct these checks at a charge of £45 (total) per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.







* Detached True Bungalow
* In Need of Modernisation / Works
* Separate Fitted Kitchen
* En Suite Shower Room & Family Bathroom
* Mature Gardens to Front & Rear
* Sold with No Onward Chain
* Open Plan Lounge & Dining Room
* Three Bedrooms with Fitted Wardrobes in Two
* Driveway & Attached Single Garage
* Freehold, Council Tax Band D & EPC: D



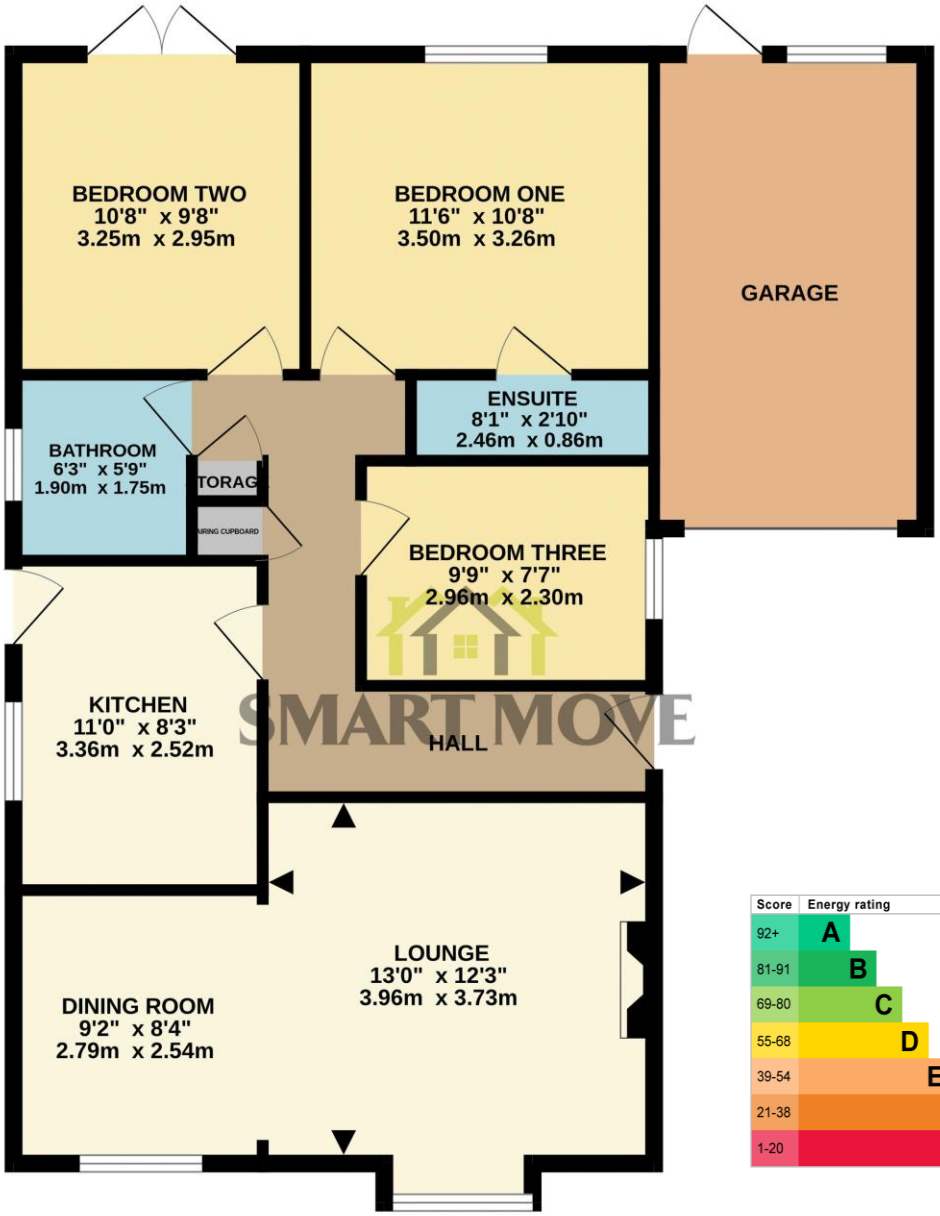


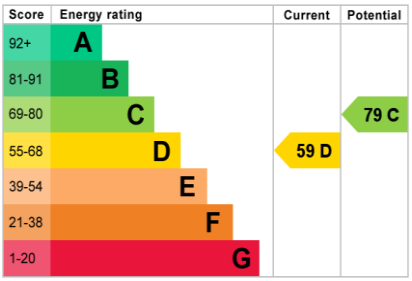







GROUND FLOOR
935 sq.ft. (86.9 sq.m.) approx.




TOTAL FLOOR AREA : 935 sq.ft. (86.9 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 – 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.