

**Cherry Vale,  
Hesketh Bank**

  
**SMART MOVE**



Asking Price **£195,000**



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Tucked away at the end a cul-de-sac, lies this three bedroom semi detached home, which is offered For Sale with the bonus of NO ONWARD CHAIN and would make an ideal first time buyer property. The house is clean and tidy and ready to simply move straight into, yet there is certainly potential for the next owners to put their own mark on the property, or possibly even extend (STPP,) making viewing in person essential in order to fully appreciate the potential on offer.

The internal layout of the property in brief includes: entrance hall with stairs leading to the first floor, lounge with open plan arch to the dining room, separate fitted kitchen with external side access door, first floor landing which has a loft access point, three bedrooms (two being doubles) and the first floor bathroom completes the accommodation. There is potential for extensions, either into the loft space or out to to the side or rear (subject to planning permission,) making it a home that you can grow with.

The property occupies a generous corner plot at the end of the cul-de-sac and boasts a generous lawned front garden with low level curved wall and a fenced side boundary, gated access to the right-hand side to a paved patio area, which in turn leads around to the rear garden. The rear garden has a lawn, timber garden shed and a fenced perimeter. NB: The driveway for the property was to the right-hand side and has been used as a patio area, though it could easily be reinstated for off road parking. Alternatively, the front garden has scope to be changed to a driveway, allowing for the next owners to utilise the outdoor space as they wish.

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.



**\* Three Bedroom Semi Detached House**

**\* Lounge, Dining Room & Kitchen**

**\* Corner Plot with Space to Front, Side & Rear**

**\* End Cul-de-Sac Location**

**\* Freehold, UPVC DG & GCH (Baxi Combi Boiler)**

**\* No Onward Chain & Vacant Possession**

**\* First Floor Bathroom**

**\* Potential for Extension (Subject to Planning Permission)**

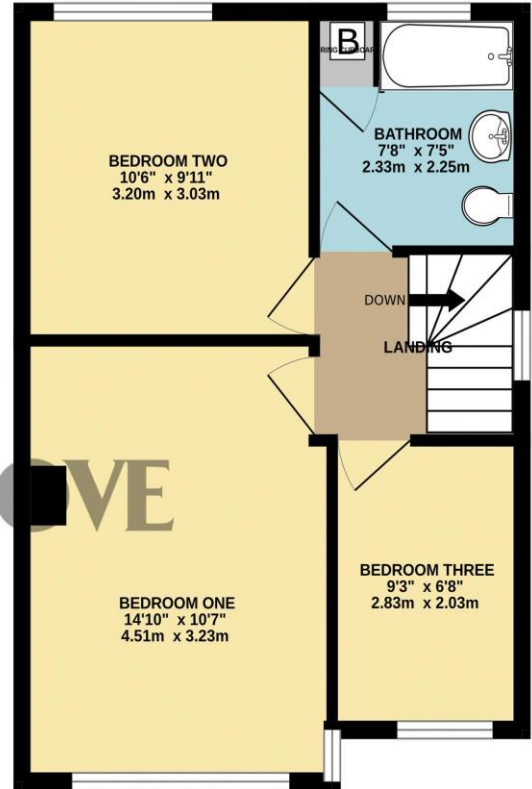
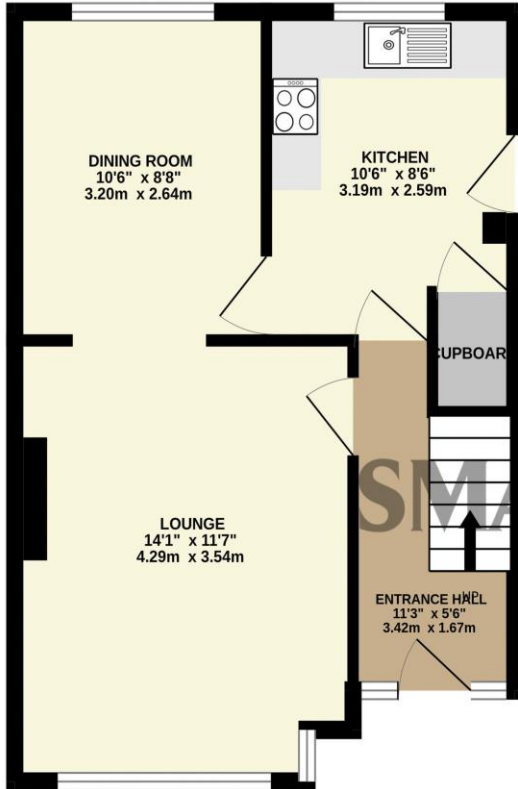
**\* Short Walk to Village Shops & Amenities**

**\* Council Tax Band C & EPC Rating to Follow**



GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.8 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.