

**Carr Heyes Drive,
Hesketh Bank**


SMART MOVE



Asking Price **£327,500**



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Smart Move are delighted to present to the market this one-off designed detached home, situated on a peaceful cul-de-sac on the boundary of Hesketh Bank and Tarleton villages. This three storey detached home is one which only stepping foot inside shall truly do justice to, as it is quite different to all others on the road, making internal inspection highly recommended. Built in 2021 and sold with the remainder of the NHBC guarantee in place as well as NO ONWARD CHAIN, this high specification home is sure to impress once seen in person, so contact Smart Move now to enquire further.

The deceptively spacious accommodation spans approximately 1,384 sq ft and in brief includes: ground floor entrance hall with staircase to the first floor, ground floor WC, lounge, large L-shaped open plan modern fitted kitchen diner with family room area with two sets of bi-folds opening to the rear garden, first floor landing with stairs leading to both the ground and second floors and to the first floor are three bedrooms and the family bathroom, whilst to the second floor is a further generous bedroom with en suite WC and a open plan storage area.

Ample off road parking is available in front of the property on the block paved driveway, which spans the full width of the plot and can accommodate 3+ vehicles. The main garden is located to the rear and boasts a low maintenance enclosed space with large Indian stone flagged patio, composite decked raised platform and a raised flower bed planted with laurels to the end boundary.

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-Beaconsall 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, 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.



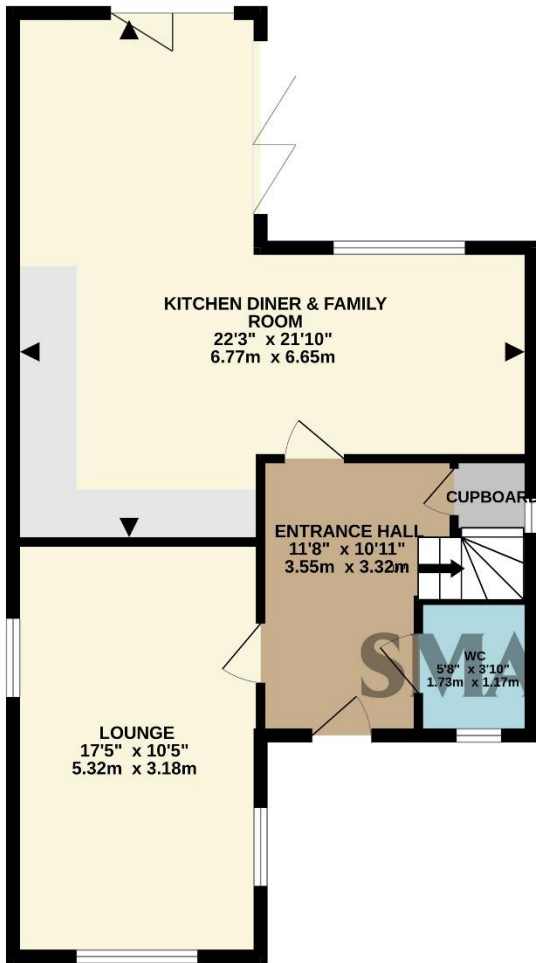
- * Three Storey Detached House built circa 2021
- * Peaceful Semi Rural Location
- * L-Shaped Open Plan Kitchen Diner / Family Room
- * Second Floor Bedroom with En Suite WC
- * Low Maintenance Private Rear Garden



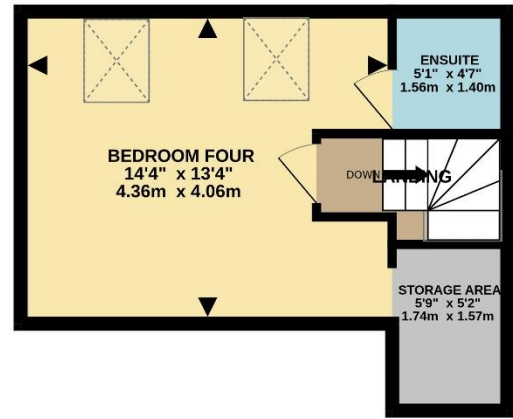
- * Individual One-Off Design Home
- * Separate Formal Living Room
- * Ground Floor WC & First Floor Bathroom
- * Full-Width Driveway for Off Road Parking
- * Freehold, Council Tax E & EPC Rating B



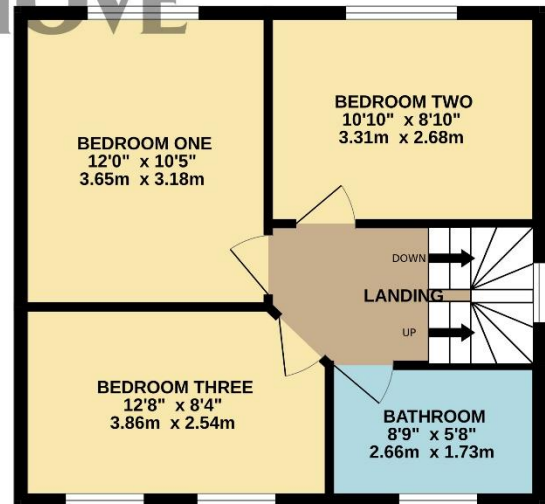
GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



2ND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1384 sq.ft. (128.6 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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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.