Moss Lane,
Hesketh Bank

SMART MOVE



Asking Price **Offers in the Region Of £535,000**





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This individually styled detached true bungalow offers a rare blend of modern comfort and semi-rural charm, set on a generous plot of around 0.2 acres. Thoughtfully extended and updated, it provides flexible accommodation that can be arranged as two or three bedrooms, complemented by a striking open-plan kitchen and family room at the heart of the home. The property also benefits from solar panels with battery storage, enhancing its energy efficiency and sustainability. Its quirky character sets it apart from anything else nearby, with unique decorative touches – including feature dragons perched on the roof apexes – giving the property a distinctive personality that is sure to capture attention.

The accommodation spans around 1,563 sq ft (including the garage) and is flexible in how to use the accommodation, as the current owners use it as 2 bedrooms, but it could also be utilised as 3 bedrooms, making the property suitable for several possible buyers needs. The accommodation in brief includes: spacious entrance hall, bedrooms one and two, family bathroom, lounge / third bedroom, amazing open plan kitchen family room with doors opening out to the rear garden, walk-in pantry, separate utility / laundry room with stable door opening to the rear garden and a two piece WC completed the accommodation. NB: The property also benefits from underfloor heating in the extension part of the accommodation.

The property sits on a generous plot of around 0.2 acres and is approached via a wide gravelled driveway with a gated entrance, offering excellent kerb appeal and ample off-road parking. A detached garage with an electric up-and-over door provides further secure parking, or useful storage. The garage benefits from light, power and plumbing. To the rear, the home enjoys a private, mature garden that is not overlooked, featuring a paved sun terrace that steps down to an established lawn framed by a variety of plants, trees and shrubs. A further gravelled patio area sits at the end of the garden, ideal for additional seating, all enclosed within a well-kept fenced perimeter.

To locate the property using What3Words search: ///ignites.aunts.rams or follow the link to see exactly where it is: https://w3w.co/ignites.aunts.rams

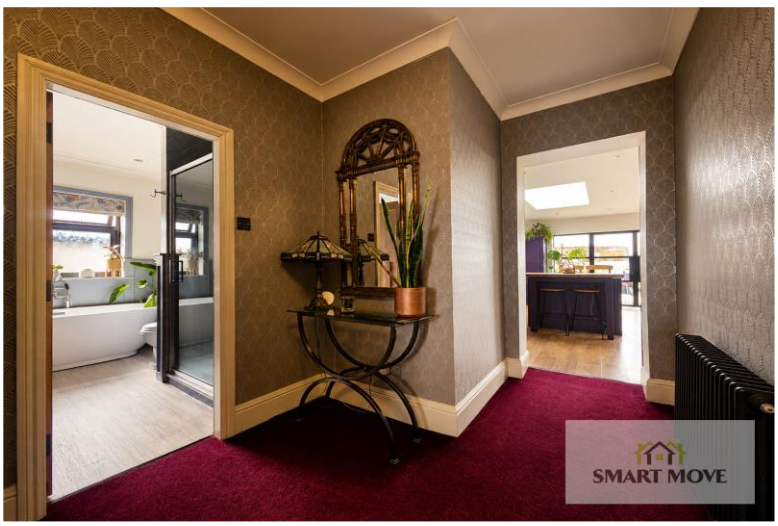




* Exceptionally Presented Detached True Bungalow
* No Onward Chain & Vacant Possession
* Flexible to be Two or Three Bedrooms
* Gated Driveway, Sweeping Driveway & Detached Garage
* Internal Inspection Highly Recommended
* Generous Plot of Around 0.2 Acres
* Amazing Open Plan Kitchen Family Room
* Utility Room, Family Bathroom & Separate WC
* Amazing Mature Rear Garden
* Solar Panels with Battery Storage, Council Tax Band D & EPC Rating B

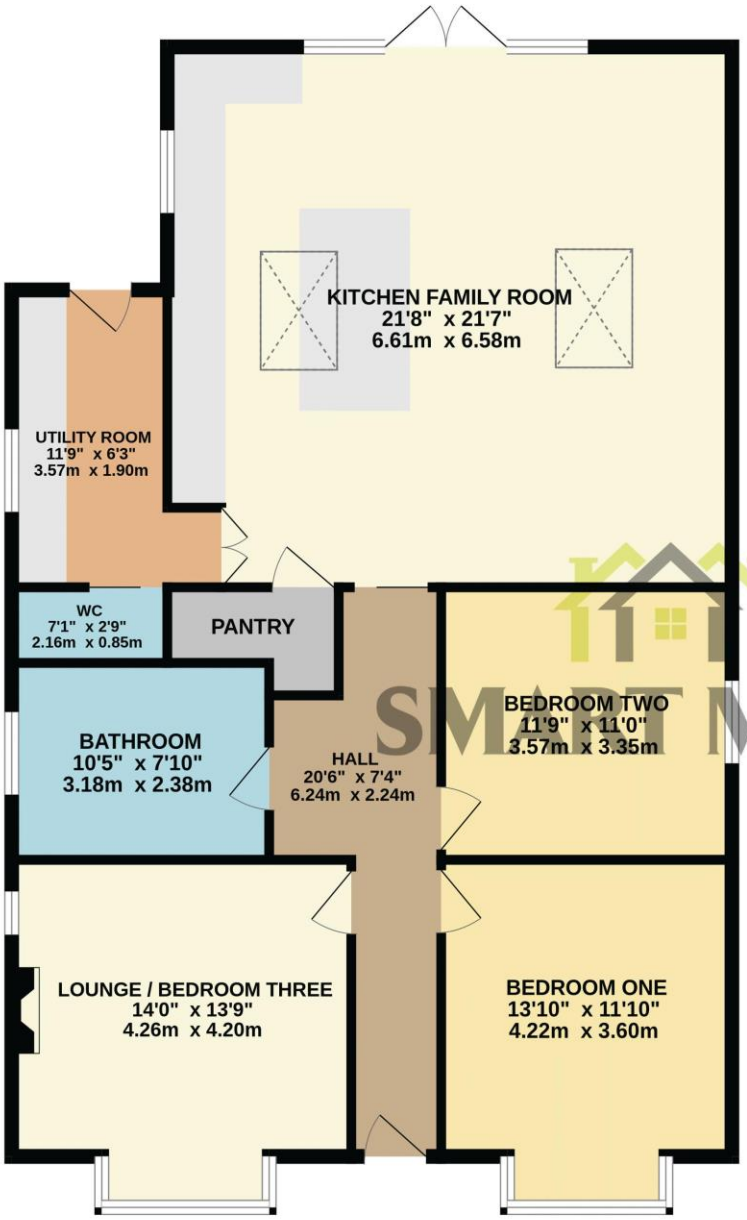






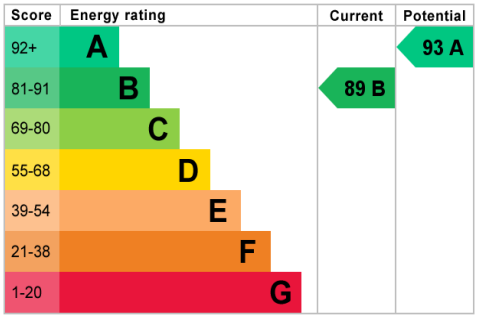


GROUND FLOOR
1251 sq.ft. (116.2 sq.m.) approx.



DETACHED GARAGE
312 sq.ft. (28.9 sq.m.) approx.





TOTAL FLOOR AREA : 1563 sq.ft. (145.2 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,
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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.