

**Moss Gardens,
Hesketh Bank**


SMART MOVE



Asking Price **£390,000**



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Smart Move are delighted to present this amazing modern detached family home, enjoying a tucked-away location which sells itself once seen in person. The generous floor area spans around 1,472 sq ft, with each room well proportioned, light and airy. Homes such as this are few and far between, so contact Smart Move on 01772 811899 to book your viewing before the opportunity passes you by. The property is also sold with benefit of planning permission for a single storey rear extension and 2 storey side extension. Plans were passed in 2022 and would need re-submitting to West Lancs Borough Council if the new owners wished to do these works, but it illustrates the potential for extension, should the new owners wish to do so.

The internal layout of the property in brief includes: entrance hallway with staircase to the first floor and a built in storage cupboard below, ground floor WC, lounge, open plan modern fitted kitchen diner with bi-fold doors opening to the rear garden, first floor landing with stairs leading to both the ground and second floors, bedroom has an en suite shower room off, bedroom three, bedroom four, first floor bathroom, second floor landing with door leading to the master bedroom which also has a en suite shower room off.

Off road parking is available to the front of the property on the block paved driveway. Also to the front is a artificial turf garden area and a path with gated access leading down the side and around to the rear of the property. To the right-hand side is a paved area with space for a garden shed. The main garden is located to the rear and boasts a generous paved patio area, composite decking, artificial turfed garden area, bark chipped childrens play area and a enclosed timber fenced perimeter with open views beyond over neighbouring land.

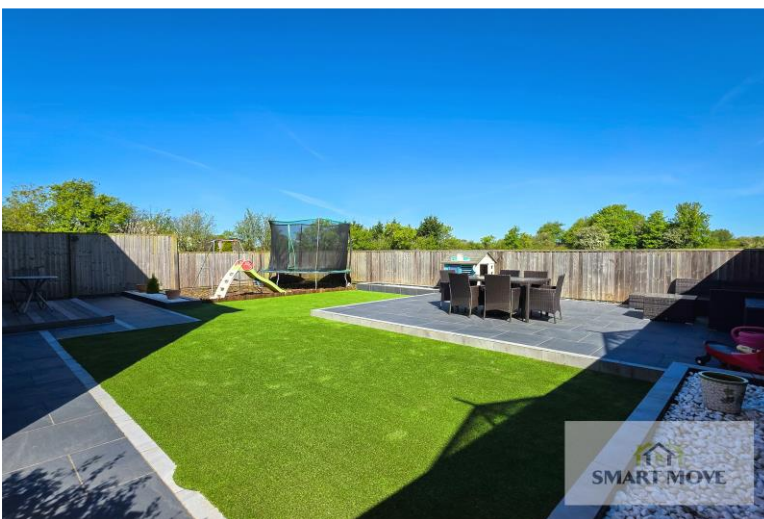
To locate the property using What3Words search keywords: [///join.shadow.squabbles](https://www.what3words.com/join.shadow.squabbles)

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.

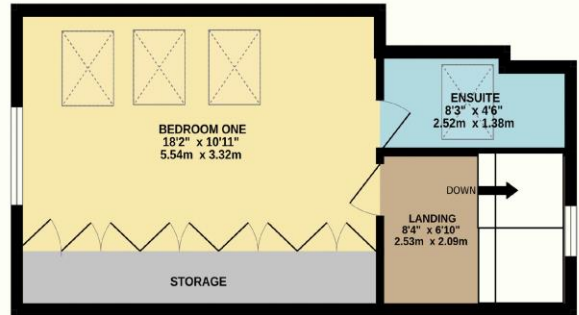


- * Four Bedroom Detached Family Home
- * Open Aspect to the Rear
- * Lounge & Separate Open Plan Kitchen Diner
- * En Suites to Bedrooms One & Two
- * PP ref: 2022/0047/FUL for Rear Extension & Two Storey Side Extension

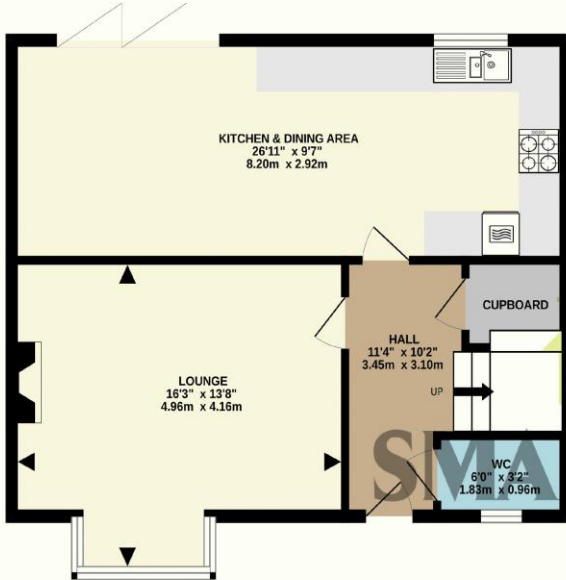
- * Built in 2017 to a High Specification
- * Accommodation Laid over Three Floors
- * Ground Floor WC & First Floor Family Bathroom
- * Driveway, EV Charging Point & Private Enclosed Rear Garden
- * Freehold, Council Tax Band D & EPC Rating of B



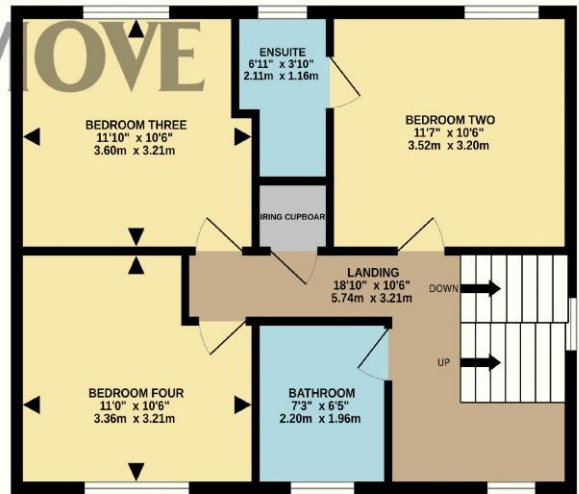
2ND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.3 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 : 1472 sq.ft. (136.8 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.