Pardoe Close, Hesketh Bank

SMART MOVE

Asking Price **£340,000**

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Enjoying a set-back location off Parode Close, this well proportioned detached family home is available to view NOW and as it has had several improvements by the current owners, it is well worth your time to go see in person. Just some of the highlights inlcude; two reception rooms plus a conservatory, ground floor extension creating a larger kitchen and a spacious rear garden, which are just a handful of the reasons why viewing is highly recommended for this amazing home.

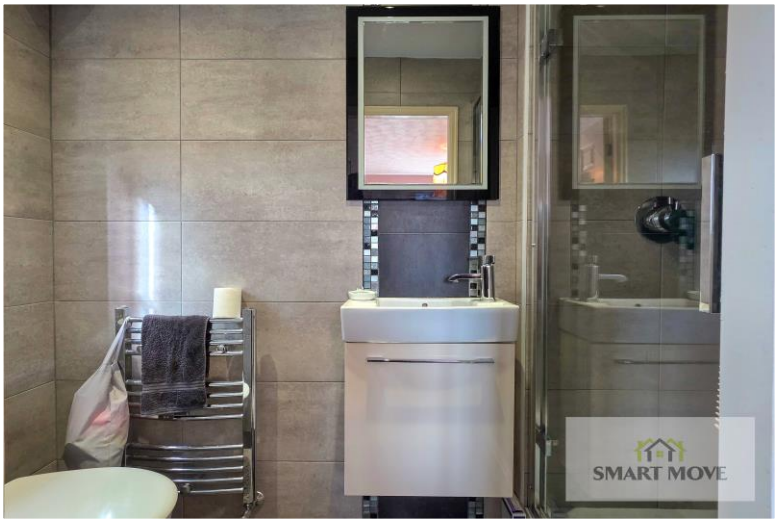
The internal layout of the property in brief includes: front porch which leads to the entrance hall which has stairs leading to the first floor, two piece ground floor WC, formal lounge with double doors to the sitting room which has a log burner and open plan arch to the conservatory, separate spacious modern fitted kitchen with French doors to the rear garden, first floor landing, bedroom one has a three piece en suite shower room off, three further bedrooms and the three piece bathroom completes the accommodation.

The property is set-back off the road and boasts ample off road parking on the driveway to the front, which then leads down the right-hand side of the property and to the detached single garage located to the rear. The rear garden is a good size and includes a paved patio area, established lawned garden, timber decked sun terrace and planted borders with plants, trees and shrubs.

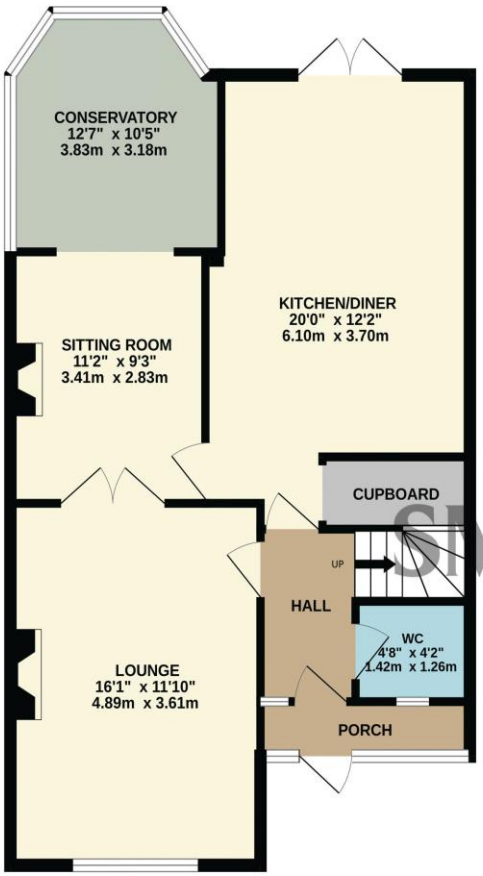
To locate the property using What3Words, search keywords: ///storming.botanists.museum

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, 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.

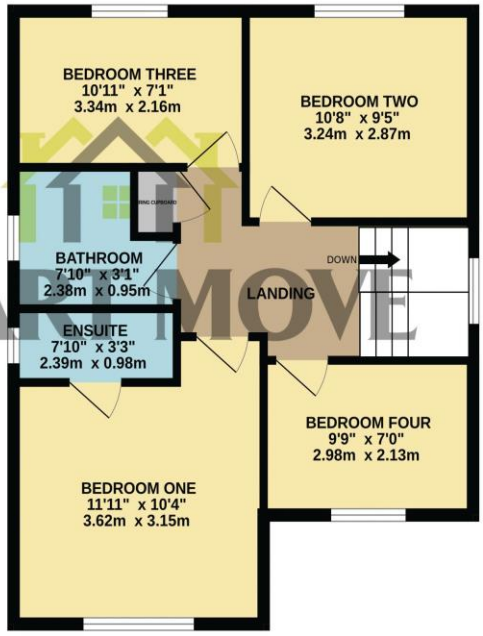
* Four Bedroom Detached Family Home
* Extended Kitchen breakfast Room
* Four Bedroom with En Suite Shower Room to Master
* Driveway & Detached Single Garage
* Freehold, UPVC DG & GCH
* Lounge, Sitting Room & Conservatory
* Ground Floor WC & First Floor Bathroom
* Private Enclosed Rear Garden
* Peaceful Set-Back Location
* Council Tax Band D & EPC Rating D



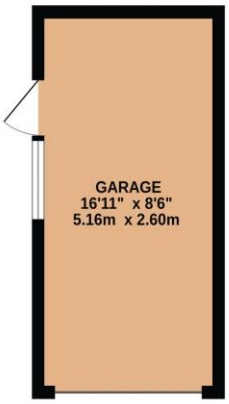
GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



DETACHED GARAGE
146 sq.ft. (13.5 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.5 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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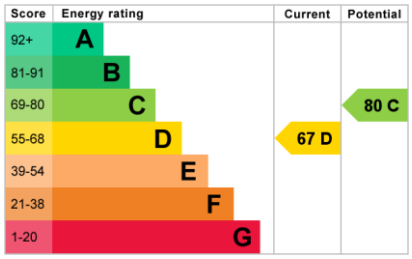

Smart Move – Tarleton
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in 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.