

**Glen Park Drive,  
Hesketh Bank**

  
**SMART MOVE**



**Asking Price £220,000**



**01772 811899**

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Smart Move are delighted to present For Sale the opportunity to acquire this deceptively spacious extended three bedroom home, which offers buyers the opportunity to acquire a detached home in a semi rural village location. The property has benefitted from a ground floor extension to the rear, creating a open plan kitchen and living room and as such, is well worth your time to go see in person.

The internal layout of the property in brief includes: entrance hall with built in storage cupboard and doors leading to the kitchen and lounge, the lounge is to the front of the property and has a feature fireplace, dining room with open arch to the extended open plan kitchen, which offers a good range of fitted eye and base level wall units and has doors opening to the rear garden, first floor landing with loft access point, bedroom one has a fitted alcove wardrobe, bedrooms two and three and the first floor family bathroom completes the accommodation.

Off road parking is available to the front on the driveway, which spans the width of the plot and also leads down the left-hand side of the property, for additional parking and also for access to the attached single garage. The main garden is located to the rear and boasts a paved sun terrace, established lawned garden and planted borders with mature plants, trees and shrubs. The rear garden also has a fenced perimeter and access into the garage through a rear access door.

To locate the property using What3Words search keywords: [:///twinkled.reflected.finally](https://www.what3words.com/#!/en/:///twinkled.reflected.finally)

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.



**\* Three Bedroom Link-Detached House**

**\* Lounge & Open Plan Dining Room & Kitchen**

**\* Driveway plus Attached Single Garage**

**\* South Facing Rear Garden**

**\* Deceptively Spacious Accommodation**

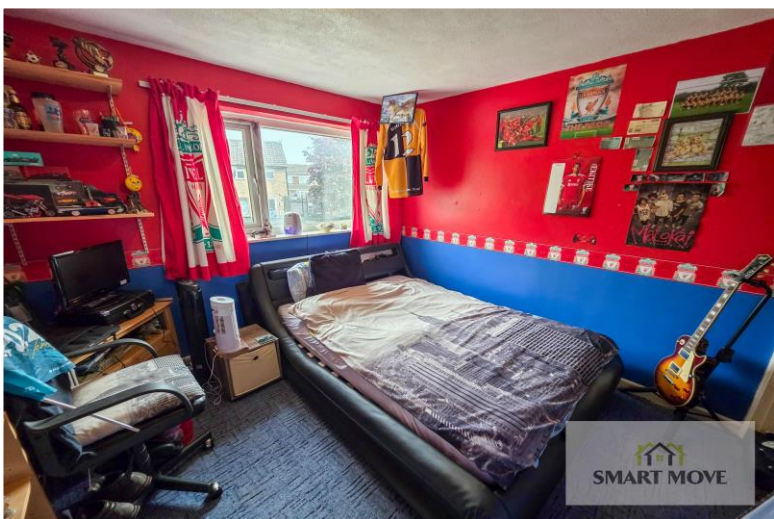
**\* Floor Area circa 1,193 sq ft (Including the Garage)**

**\* Three Bedrooms & Bathroom to First Floor**

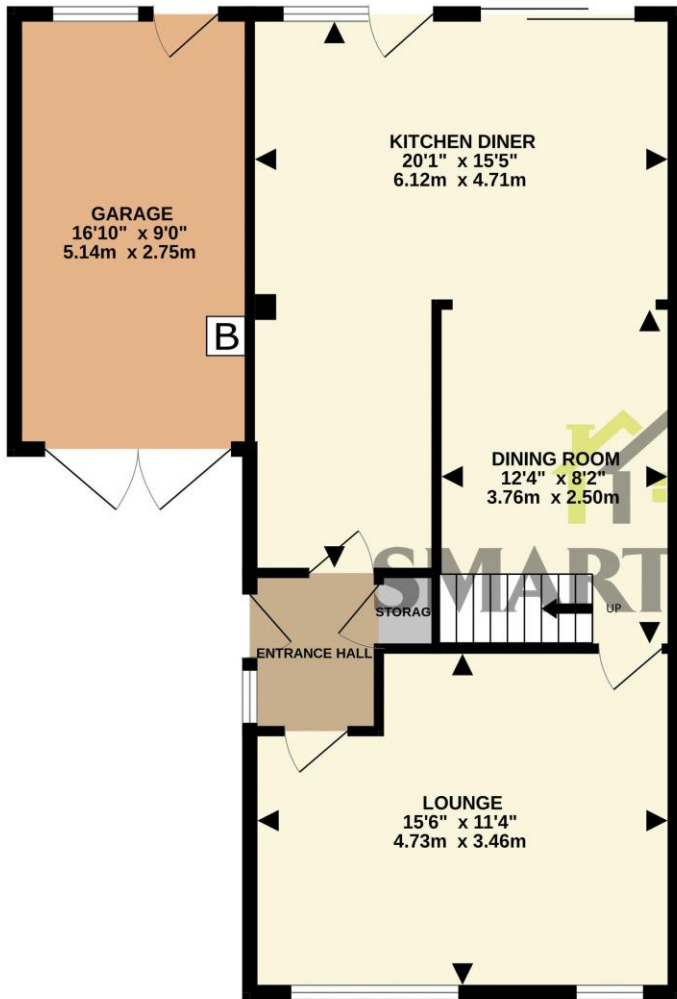
**\* Mature Private Rear Garden**

**\* Semi Rural Village Location**

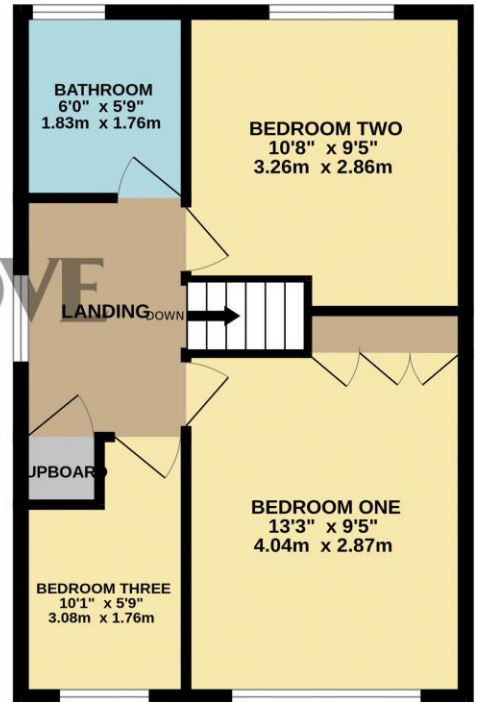
**\* Freehold, Council Tax Band C & EPC Rating tbc**



GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1193 sq.ft. (110.8 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.