

Chapel Road,
Hesketh Bank


SMART MOVE



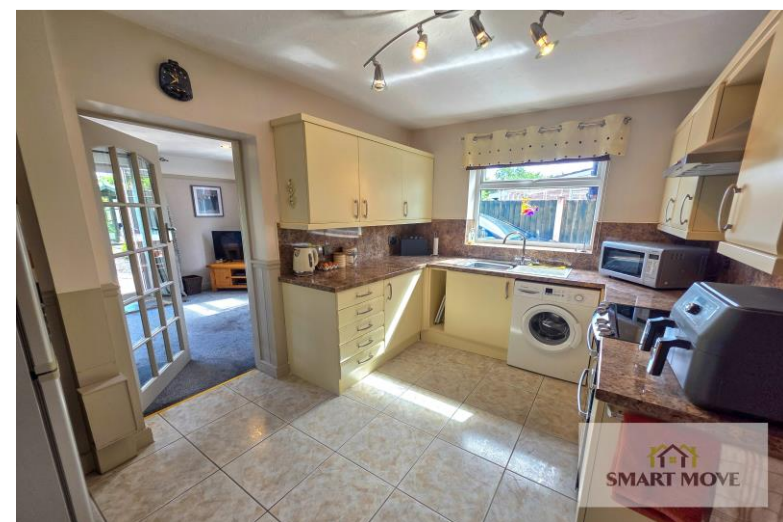
Asking Price **£235,000**



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Built circa 1935, this traditional semi detached home offers buyers everything they could wish for, as it is well presented throughout, has a ground floor extension to the rear providing a second reception room, has potential for further extension (subject to planning permission,) and has an amazing garden plot, making viewing in person highly recommended. Homes such as this are few and far between, so contact Smart Move now to book your individual tour, before the opportunity passes you by.

The internal layout of the property in brief includes: entrance porch with internal door to the hall, lounge with feature fireplace and a bay window looking out to the front of the property, modern fitted kitchen boasting an excellent range of eye and low level wall units on three sides, ample work surface area and access to a useful pantry cupboard, separate sitting room with sliding patio doors opening to the rear garden, ground floor WC, first floor landing with loft access point, bedroom one is to the front of the property and has an fitted alcove wardrobe, bedroom two looks to the rear and has a fitted airing cupboard which houses the property's gas central heating boiler,) and the first floor family bathroom completes the accommodation.

This amazing home occupies a generous plot and as such has plenty of off road parking, as well as a larger than average rear garden. The paved driveway has only recently been laid and stretches from the front and down the right-hand side of the property, creating parking for a number of vehicles. Also to the front of the property is a low level planted flower bed, whilst to the rear is the main garden for the property, offering a paved patio area, low maintenance gravelled beds with paved stepping stones leading down the garden, borders of established hedging and fencing, timber garden shed and a summer house.

To locate the property using What3Words search keywords: [///bungalows.oblige.occurs](https://www.what3words.com/#!/bungalows.oblige.occurs)

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-Beconsall 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.



*** Well Presented Traditional Semi Detached House**

*** Two Bedrooms & Bathroom to First Floor**

*** Driveway for Off Road Parking**

*** Built circa 1935**

*** Freehold, UPVC Double Glazing & Gas Central Heating**

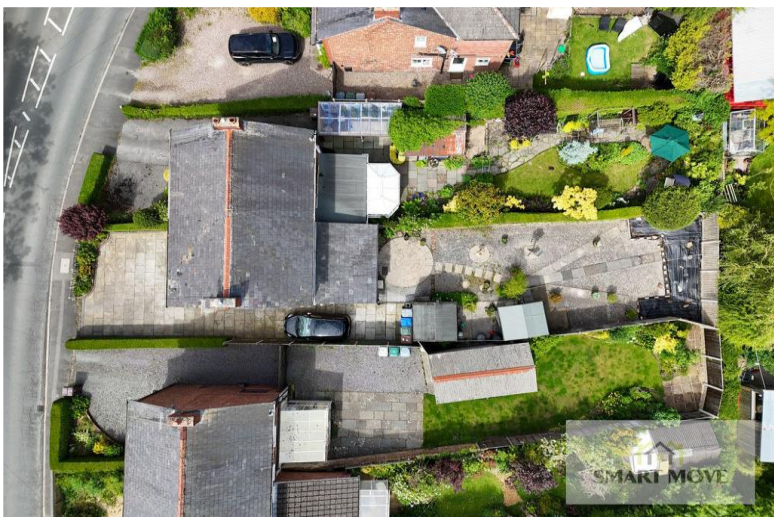
*** Lounge, Kitchen & Sitting Room**

*** Potential for Extension (Subject to Planning Permission)**

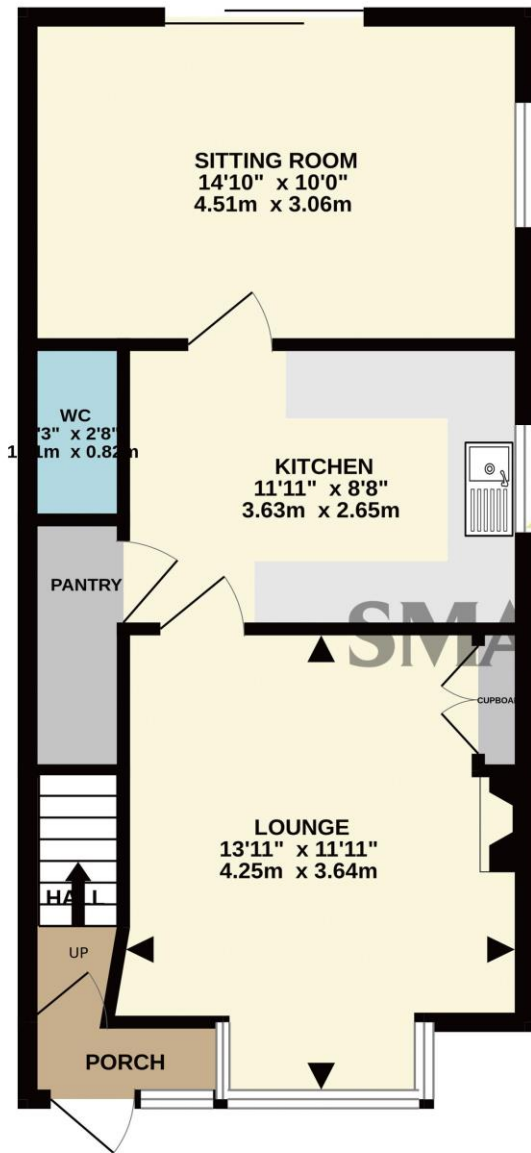
*** Mature Private Rear Garden**

*** Semi Rural Village Location**

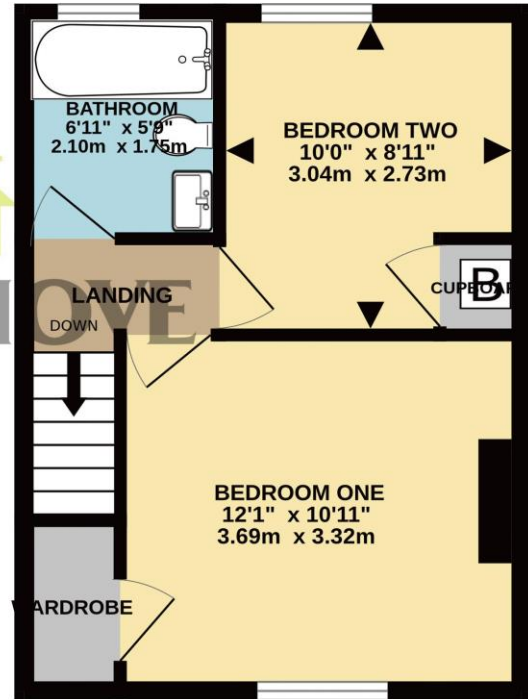
*** Council Tax Band B & EPC Rating tbc**



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.8 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 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.