

**Moss Lane,
Hesketh Bank**


SMART MOVE



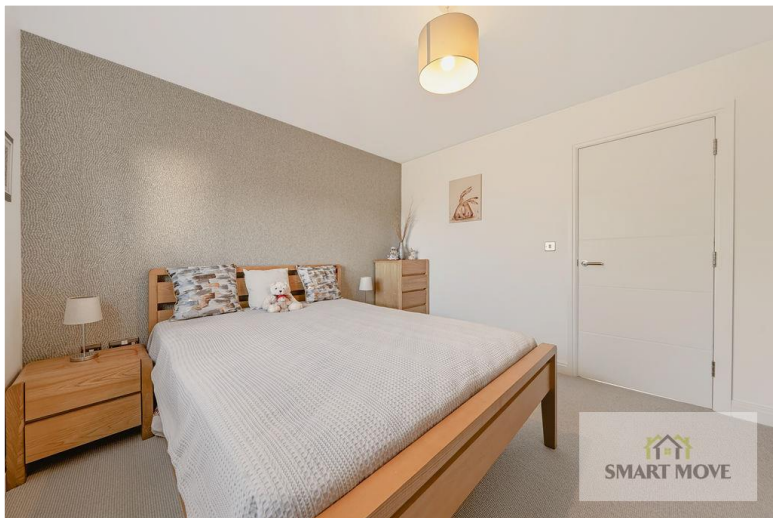
Asking Price £399,950



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



Set across three immaculate storeys, this modern detached home offers exceptional space, style and presentation throughout. Finished to an outstanding standard inside and out, it features four generous double bedrooms—two with luxurious en suites—and a superb single-storey extension that creates an impressive open-plan kitchen, dining and family space at the heart of the home. Enjoying a semi-rural village setting with open surroundings yet still within easy walking distance of local shops, it strikes the perfect balance between countryside calm and everyday convenience.

The property offers a beautifully balanced and thoughtfully designed layout arranged across three floors. The ground floor features an inviting entrance hallway with staircase to the upper levels, ground floor WC, a well-proportioned lounge and an impressive open-plan kitchen and dining area that flows into a stunning family room with French doors to the rear garden. A rear hallway provides additional access and a useful cloakroom / utility off the family room. The first floor hosts three excellent bedrooms, including a spacious double with en suite shower room, along with a contemporary family bathroom. The top floor is dedicated to the superb master suite, complete with its own en suite shower room and landing area.

The property enjoys a well-kept and versatile exterior, with a block-paved driveway to the rear providing parking for two to three vehicles and offering scope—subject to the necessary planning permissions—for the addition of a garage if desired. To the front, an established lawned garden with mature planted borders creates an inviting first impression, with a low level curved boundary wall. The main rear garden is beautifully arranged with a generous lawn, a paved patio ideal for outdoor dining, colourful planted borders, a timber garden shed and a secure fenced perimeter. Gated access connects the garden to the rear driveway, with pathways along both sides of the property allowing easy movement around to the front.

To locate the property using What3Words search: [///makeovers.smoothly.event](https://www.what3words.com/#!/en////makeovers.smoothly.event)

Anti Money Laundering Regulations (AML): Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company (Smart Search) to conduct these checks at a charge of £45 (total) per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.



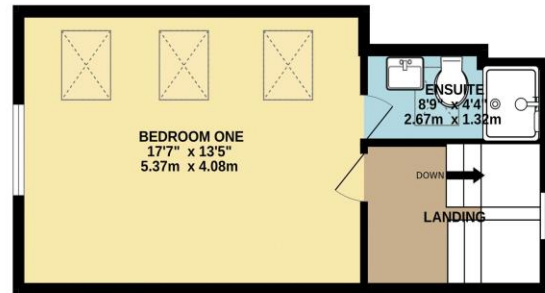
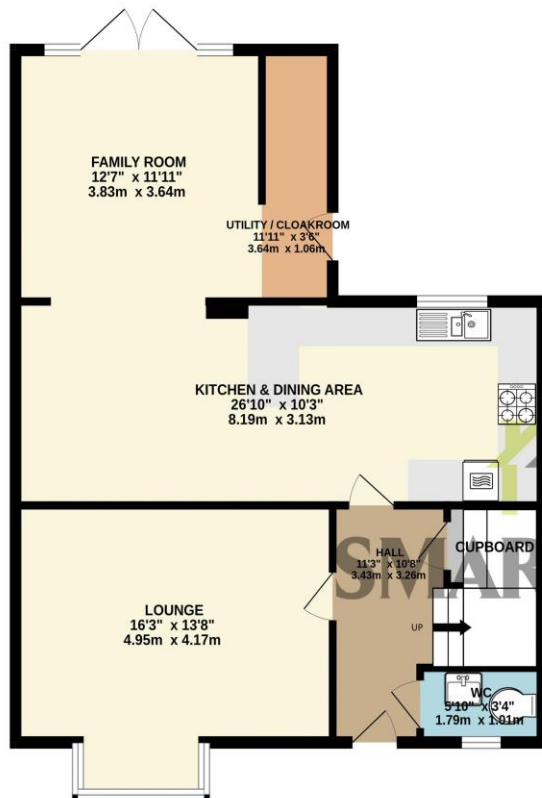
- * Immaculately Presented Detached Family Home
- * Lounge & Open Plan Kitchen Diner & Family Room
- * Three Bedrooms to First Floor plus Bathroom & En Suite
- * Gardens to the Front & Rear plus Driveway to the Rear
- * Freehold, Council Tax Band D & EPC Rating B

- * Accommodation Laid Over Three Floors
- * Ground Floor WC & Cloak Room / Utility
- * Bedroom One to Second Floor with En Suite
- * UPVC Double Glazing & Gas Central Heating
- * Semi Rural Location within Walking Distance of Village Amenities & Shops

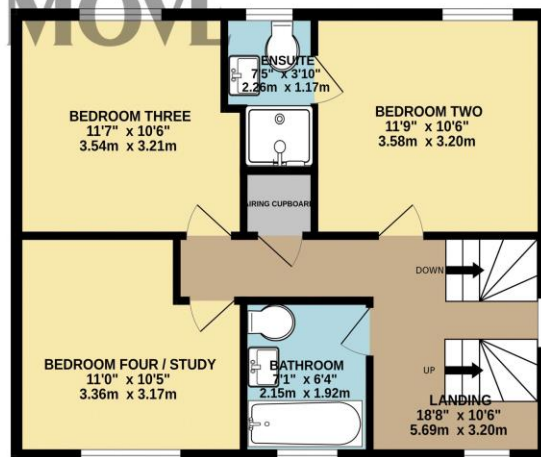


2ND FLOOR
335 sq.ft. (31.1 sq.m.) approx.

GROUND FLOOR
770 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1668 sq.ft. (155.0 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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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.