

**Foxglove Close,
Hesketh Bank**


SMART MOVE



Asking Price £250,000



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Situated on the popular Poppyfields development, this three bedroom detached home has been enjoyed by the same family for around 25 years, illustrating perfectly just what a great place to live it is and it is now ready to be handed over to a new family to enjoy and make their own. The accommodation is well presented throughout, yet there is certainly still potential here to put your own mark on the property, or possible even extend or convert the garage (subject to planning permission,) making this a real home and not just another house.

The ground floor of the property boasts a entrance hallway with staircase leading to the first floor, lounge with open plan arch to the dining room, conservatory, fitted kitchen with separate utility room off, ground floor WC and the attached single garage completes the ground floor. To the first floor is a central landing, spacious bedroom one with en suite bathroom off, two further bedrooms (both benefitting from fitted wardrobes / bedroom furniture,) and the family bathroom complete the accommodation.

To the front of the property there is a lawned garden, as well as off road parking on the tarmac driveway, as well as within the attached single garage. To the side there is a gated path, for easy access around to the rear. The main garden is located to the rear and enjoys a sunny southerly direction with a generous paved sun terrace area, established lawned garden and planted borders with established plants, trees and shrubs, which is enclosed by a fenced perimeter.

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. Within the village are local schools, bus stops, independent shops as well as larger chain stores, such as Booths supermarket and Dominos, 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.

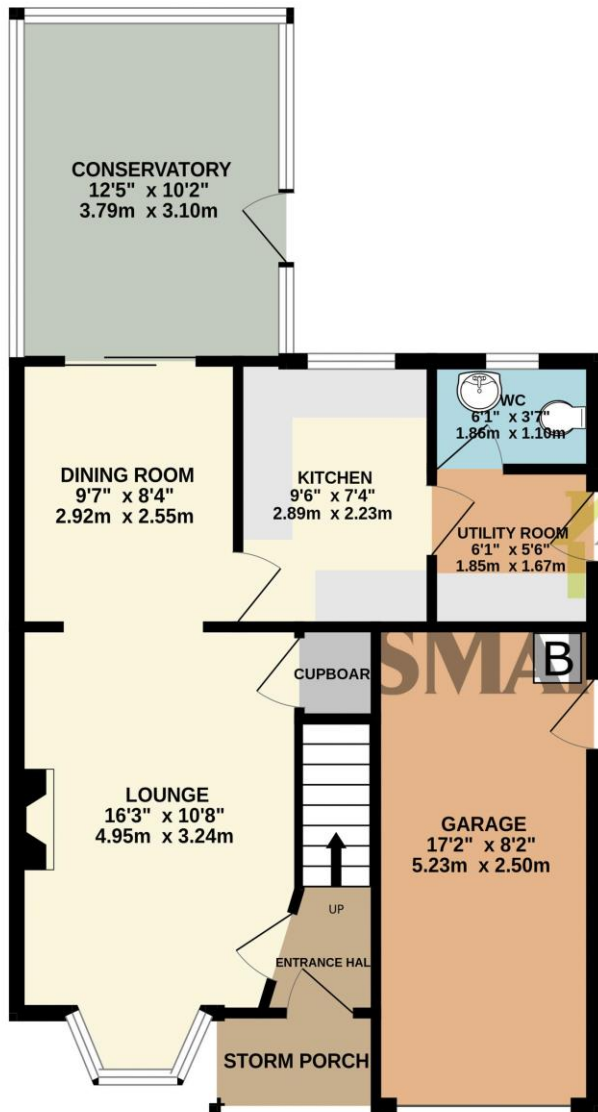


- * Three Bedroom Detached House
- * Kitchen with Separate Utility Room
- * En Suite Bathroom to Bedroom One
- * Private Gardens to the Front & Rear
- * UPVC Double Glazing & Gas Central Heating

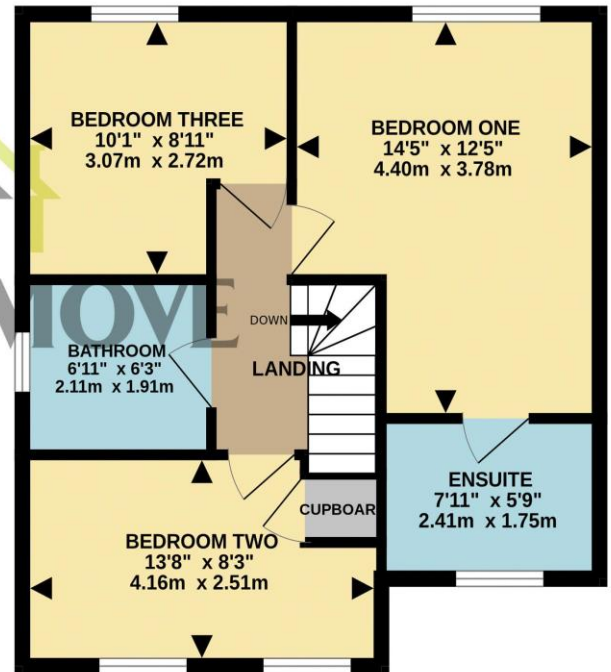
- * Lounge, Dining Room & Conservatory
- * Ground Floor WC & First Floor Family Bathroom
- * Driveway & Attached Single Garage for Off Road Parking
- * Tenure: Freehold
- * Council Tax Band D & EPC Rating D



GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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.