

**Moss Lane,
Hesketh Bank**


SMART MOVE



Asking Price £525,000



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This contemporary four-bed detached home, built less than a decade ago, sits gracefully back from the road as one of only two properties, offering a rare sense of privacy and exclusivity away from view. Its modern design unfolds into a beautifully balanced layout, featuring a separate lounge for relaxed evenings alongside a stunning open-plan family room and kitchen that forms the vibrant heart of the home. Thoughtfully crafted and impressively presented, it delivers both style and space in a uniquely individual setting.

The internal layout of the property in brief includes: full height entrance hall with galleried landing overlooking and a bespoke made staircase with LED inset lighting and a built in storage cupboard beneath, formal lounge with log burner, open plan family room / snug with log burner and four piece bi-folding rear doors opening out to the rear garden, open from the family room is the high spec kitchen with three panel bi-folding rear doors and integrated appliances with granite tops, separate utility room, ground floor WC and the integrated garage, which completes the ground floor of the property.

To the first floor is: open landing with glass panelled balustrade overlooking the full height entrance hall below, master bedroom with open plan dressing room as well as a three piece en suite shower room, bedroom two also has a three piece en suite shower room, two further double bedrooms and the four piece family bathroom completes the accommodation.

Outside there is off road parking to the front on the block paved driveway, which spans the width of the plot, as well as within the integral single garage which is accessed through an electric front door as well as from an internal door off the utility room. The rear garden is a beautifully tended, well-stocked haven, offering colour and interest in every direction without ever feeling overwhelming. Thoughtfully landscaped and carefully maintained, it provides a sense of privacy thanks to its not-overlooked position, while its manageable size makes it easy to enjoy without the burden of extensive upkeep. It's a charming outdoor retreat that feels both inviting and wonderfully looked after.

How to Find the Property: To locate the property using What3Words search keywords: [:///clocking.treating.logbook](#)

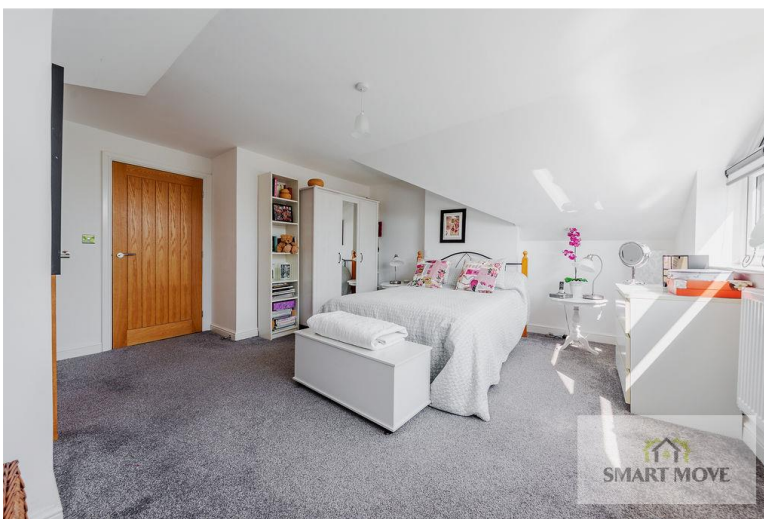
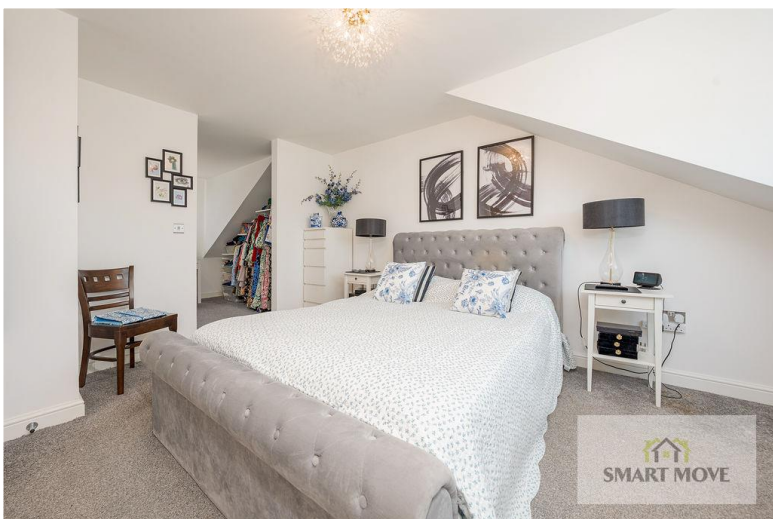
About the Local Area: Hesketh Bank is a small agricultural village in Lancashire. It lies to the north-east of the town of Southport on the Irish Sea estuary of the River Ribble. The area falls under West Lancashire Borough Council for administrative purposes, and Hesketh-with-Becconsall Parish Council 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.



- * Executive Detached Home of Around 2,280 sq ft
- * Formal Lounge with Log Burner
- * Four Bedrooms with Dressing Room off Master
- * Two Sets of Bi-Folding Rear Doors
- * Block Paved Driveway, Integral Garage & Private Rear Garden



- * Full Height Glazed Entrance Hall & Galleried Landing
- * Open Plan Family Room / Snug & Breakfast Kitchen + Utility
- * WC, Two En Suites plus Family Bathroom
- * Individually Architect Designed
- * Freehold, Council Tax Band F & EPC Rating B





130a, Moss Lane, Hesketh Bank, PR4 6AD

Total Area: 223.9 m² ... 2410 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.