

Sidney Avenue,  
Hesketh Bank

  
**SMART MOVE**



Asking Price **Offers Over £210,000**



**01772 811899**

**[www.smartmoveproperties.net](http://www.smartmoveproperties.net)**

**[tarleton@smartmoveproperties.net](mailto:tarleton@smartmoveproperties.net)**

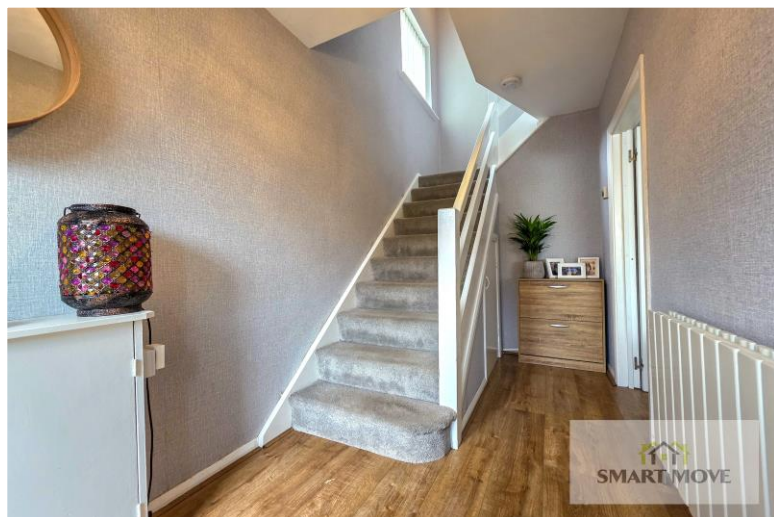


This three bedroom semi detached house is ideally situated on a peaceful road, just a short walk to Hesketh Bank village centre, making it within easy access of local shops, amenities, as well as bus routes. The property is well presented and has benefitted from the kitchen and dining room being made open plan, as well as a new kitchen fitted, creating the always coveted open plan family kitchen that so many buyers seek. Internal inspection is by appointment via Smart Move, so contact us now to book your individual viewing.

The internal layout of the property in brief includes: entrance hall with stairs leading to the first floor and a built in storage cupboard beneath, lounge with feature fireplace and a open plan arch to the recently fitted kitchen diner, which has French doors opening to the rear garden and boasts an excellent range of fitted eye and base level wall units, as well as a breakfast bar area, first floor landing with loft access point, three bedrooms and the first floor family bathroom completes the accommodation.

Off road parking is available on the gravelled driveway in front of the property. To the side is gated access which leads down the side and round to the rear, for easy access. The rear garden is not directly overlooked and includes an extended paved patio, established lawn, garden shed and 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. 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 Semi Detached House**

**\* Open Plan Kitchen Diner**

**\* Three Bedrooms - Two Double & One Single**

**\* Rear Garden - Not Directly Overlooked**

**\* Freehold, UPVC DG & GCH (Upgraded Radiators)**

**\* Lounge with Feature Fire**

**\* First Floor Family Bathroom**

**\* Off Road Parking to the Front**

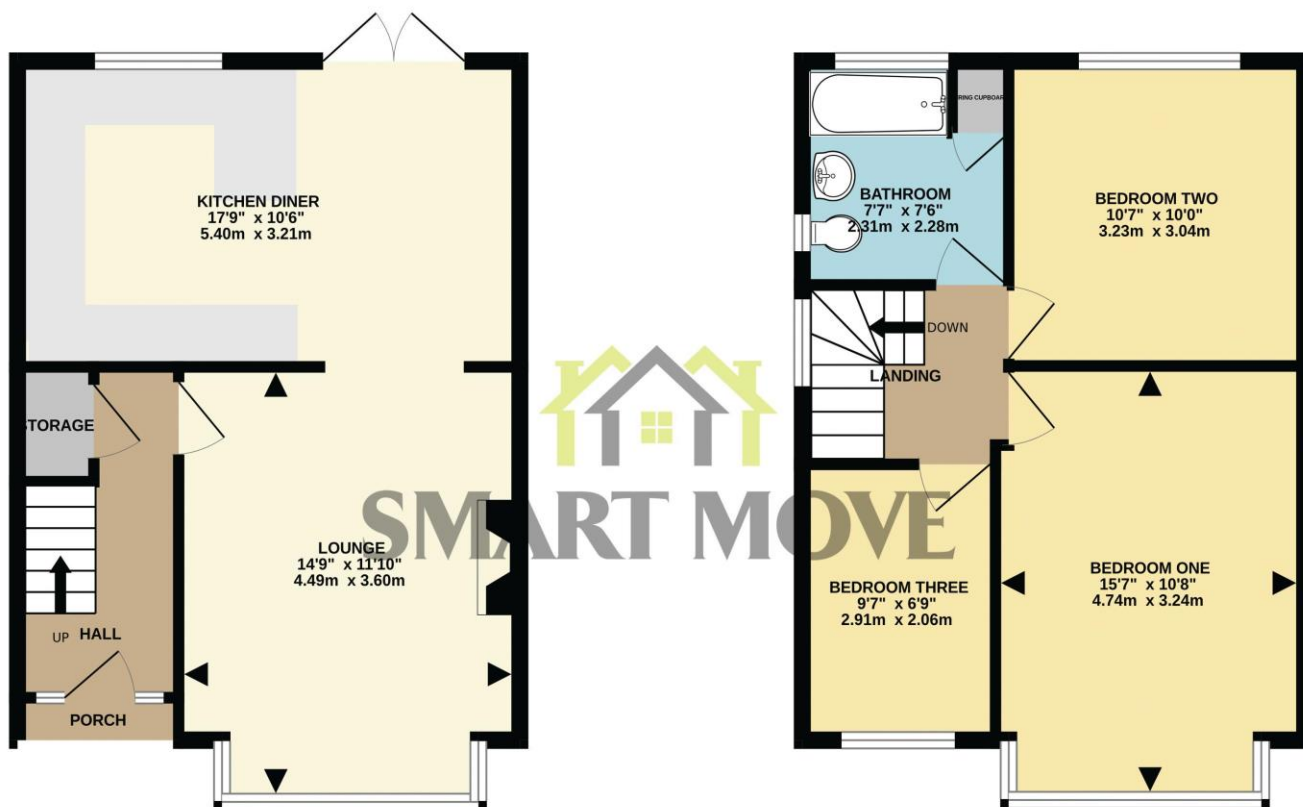
**\* Short Walk to Village Shops & Bus Routes**

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



GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.

1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



rightmove



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.