

Beaconsall Gardens, Hesketh Bank


SMART MOVE



Asking Price **£280,000**



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Occupying a pleasant position within a small and attractive development, this modern three-bedroom detached home offers stylish, well-planned accommodation ideally suited to contemporary living. At the heart of the property is an impressive open-plan lounge, dining area and kitchen, creating a bright and sociable space for both everyday family life and entertaining. Set within a desirable semi-rural village location, the property enjoys the best of both worlds, with a peaceful setting whilst remaining just a short walk from local village shops and amenities.

The internal layout of the property in brief includes: entrance hall with built in store / cloak cupboard, open plan lounge diner which runs the length of the property and has a window to the front as well as French doors opening out to the rear garden and an open plan arch to the modern fitted kitchen, inner hall with staircase leading to the first floor and ground floor WC off, first floor landing, bedroom one has fitted wardrobes as well as a three piece en suite shower room off, two further bedrooms and the three piece family bathroom completes the accommodation.

The property boasts ample off road parking, both on the driveway to the front, as well as within the attached single garage. The garage houses the property's gas central heating boiler and has potential (subject to planning permission) to be converted to additional living space.) Also in front of the property is a lawned garden area and paved path leading to the front door. The main garden is located to the rear and is accessed from the property, as well as through gated access down the right-hand side of the property and includes a paved patio area, established lawned garden with feature trees and a slate chipped bed area with timber garden shed.

How to Find the Property: To locate the property using What3Words search keywords: [:///peroxide.thank.claw](#)





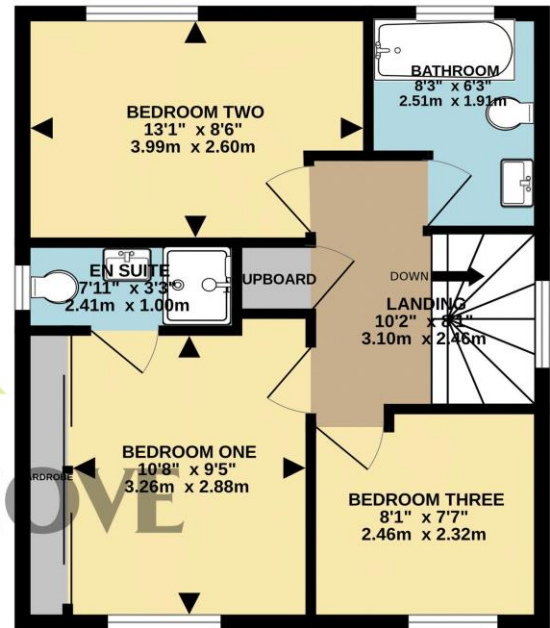
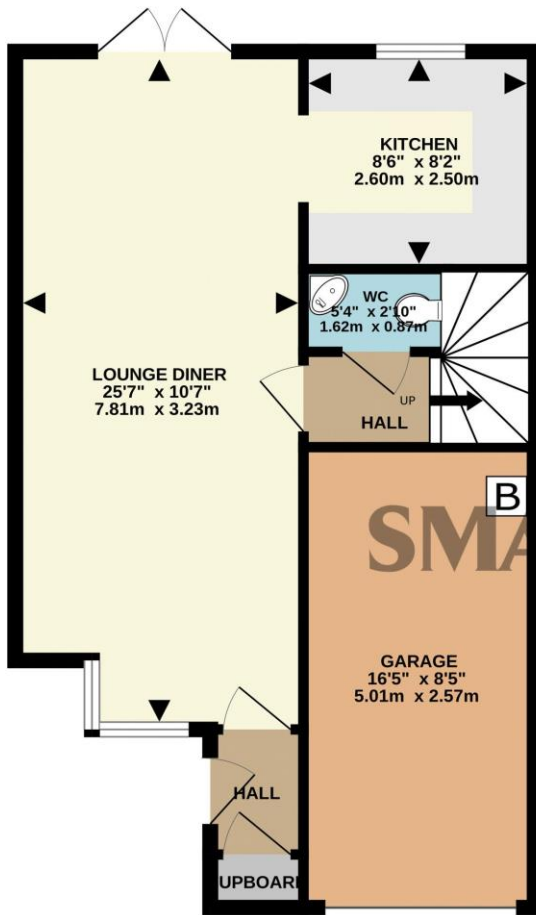
- * Three Bedroom Detached House
- * Ground Floor WC & First Floor Family Bathroom
- * Driveway & Attached Single Garage
- * Short Walk to Village Shops & Bus Routes
- * UPVC Double Glazing & Gas Central Heating

- * Open Plan Lounge Diner & Modern Fitted Kitchen
- * Bedroom One with Fitted Wardrobes & En Suite
- * Private Enclosed Rear Garden
- * Internal Inspection Highly Recommended
- * Freehold, Council Tax Band C & EPC Rating to Follow



GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 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. 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.