

**Delta Park Drive,
Hesketh Bank**


SMART MOVE



Asking Price £225,000



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Viewing comes highly recommended to fully appreciate this beautifully presented three bedroom semi detached home, on an amazing corner plot. Ideally suited for first time buyers and home movers alike due to its highly sought after location. This amazing home if available with benefit of NO ONWARD CHAIN and as there are not many "affordable" homes available locally, then this one is sure to generate keen interest.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, lounge with feature fireplace and a door opening to the open plan kitchen diner, which in turn has glazed doors opening to the conservatory. To the first floor is a central landing with loft access point, bedroom one has fitted alcove wardrobes, bedrooms two and three and the first floor family bathroom completes the accommodation.

The property enjoys a corner plot location and as such, boasts garden areas to the front, right-hand side and rear. The front garden is made up of a mature lawned garden with a path leading to the front door, whilst the side garden leads around to the rear, creating a L-shaped outdoor space with patio area to the rear and grassed area to the side. Off road parking is to the rear of the property and is accessed off Hazelwood Drive, where there is a driveway and detached single garage.

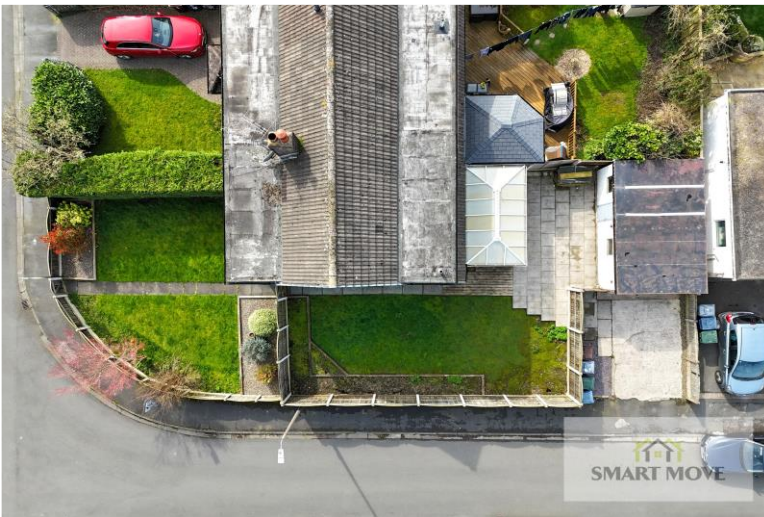
About the Local Area: Hesketh Bank is a small agricultural village in Lancashire. It lies to the north-east of the town of Southport on the Irish Sea estuary of the River Ribble. The area falls under West Lancashire Borough Council for administrative purposes, and Hesketh-with-Becconsall Parish Council for parochial matters. Within the village are local schools, bus stops, independent shops as well as larger chain stores, such as Booths supermarket, 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
- * Driveway & Single Garage to the Rear
- * Lounge, Open Plan Kitchen Diner & Conservatory
- * Potential for Extension (Subject to Planning Permission)
- * Close to Local School & Bus Routes

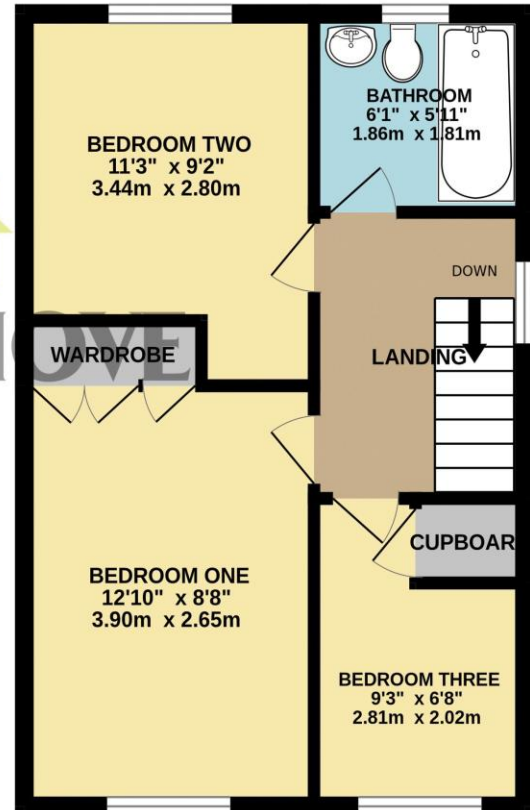
- * Corner Plot with Gardens to Front, Side & Rear
- * Available with NO ONWARD CHAIN
- * First Floor Family Bathroom
- * Ideal First Time Buyer Property
- * Freehold, UPVC DG, GCH, Council Tax Band B & EPC - D



GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 872 sq.ft. (81.0 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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Smart Move – Tarleton
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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.