

**Delta Park Drive,
Hesketh Bank**


SMART MOVE



Asking Price £225,000



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SmartMove are delighted to present to the market the opportunity to acquire a well proportioned two bedroom true bungalow in Hesketh Bank village. While the property does require some decorative updating, it has been very well cared for by its owner, whom has lived for over 50 years, which illustrates just what a great place to live it must be. Internal inspection is by appointment via Smart Move, so contact us now to arrange your viewing, before it is snapped up.

The internal layout of the property in brief includes: entrance porch which leads to the centrall hall, spacious 26 ft extended lounge, separate kitchen, bedroom one has fitted wardrobes and bedroom two was previous used as an additional reception room, three piece shower room and the rear porch completes the accommodation. There is certainly potential for extension (subject to planning permission,) either to the rear or into the loft space, making it a property that you can really make your own.

To the front of the property is a low maintenance garden area with slate chippings and two raised flower beds and a driveway for off road parking. The driveway can accommodate a number of vehicles and leads down the right-hand side of the property and to the detached singe garage, which is located to the rear. The rear garden is also quite low maintenance, as it has a generous extended paved patio area with central gravelled bed, a greenhouse and timeber 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, 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.



*** Semi Detached True Bungalow**

*** Two Double Bedrooms**

*** Driveway & Detached Garage**

*** No Onward Chain & Vacant Possession**

*** Freehold, UPVC double Glazing & Gas Central Heating**

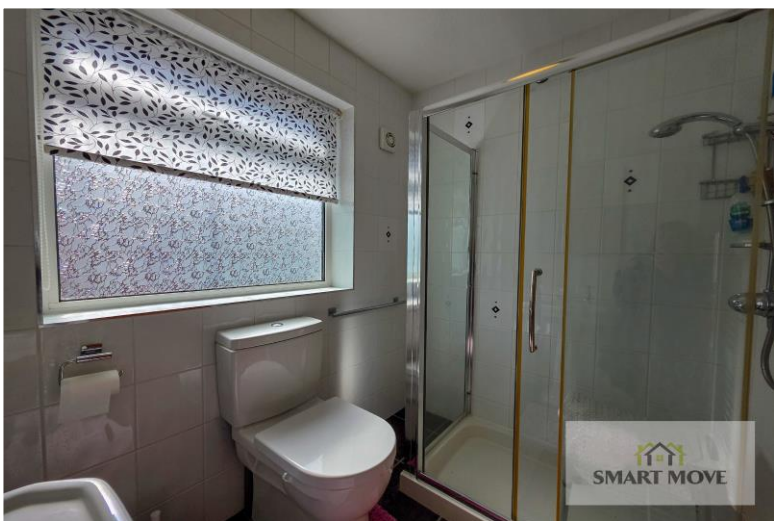
*** Spacious Extended Lounge & Separate Kitchen**

*** Three Piece Shower Room**

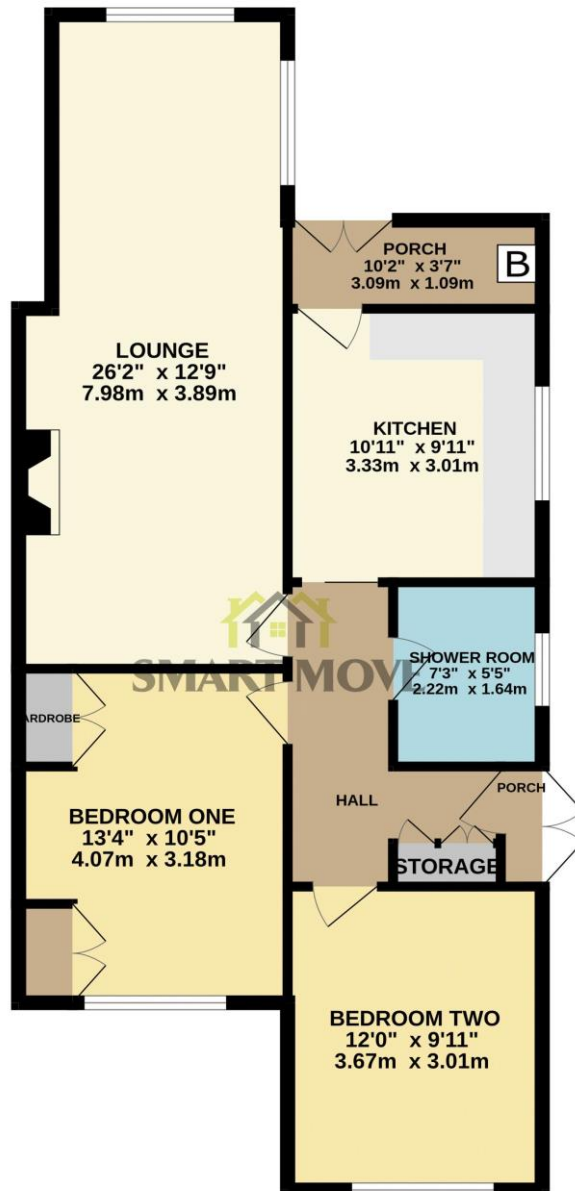
*** Low Minatenance Front & Rear Gardens**

*** Potential For Extension (Subject to Planning Permission)**

*** Council Tax Band C & EPC Rating to Follow**



GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 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.