

**Granville Avenue,  
Hesketh Bank**

  
**SMART MOVE**



**Asking Price £475,000**



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Smart Move are delighted to present this singular property of generous proportions, which offers buyers the rarity of acquiring an extended and modernised home in a peaceful location, all just a short walk to village shops and amenities. Homes such as this do not come to the market often and as such, we strongly urge buyers to book their individual tour before the opportunity passes you by. The floor area of this amazing home spans around 1,910 sq ft (including the garage) and while it is move-in-ready, there is also potential to put your own mark on the property, making it well worth your time to go see first-hand.

The internal layout of the property in brief includes: entrance hall, bedroom three, sitting room, dining room, modern fitted kitchen, study, ground floor shower room, lounge with feature fireplace and double doors opening to the rear garden, spacious first floor landing with fitted under eaves storage, bedroom one enjoys dual aspects as well as fitted wardrobes and bedroom furniture, bedroom two and the first floor bathroom completes the accommodation.

The property enjoys a plot of around 0.2 acres which consists of a larger than average tarmac driveway to the front, which has double gates to the left-hand side for additional secure parking to the side and also to the rear. At the end of the driveway is a detached garage, with a roller main door as well as side access door from the garden and has light and power. Attached to the rear of the garage is a timber garden room, with French doors opening out to the rear garden. The majority of the land is to the rear, where there is a mature, well stocked garden which any keen gardener will be lucky to take over. There is a large lawned garden with planted borders, as well as a central planted bed with feature apple tree and a paved patio area with meandering path. Beyond the initial garden is a further garden area with vegetable patches, lawn, glass greenhouse, timber garden shed and a former pigeon coop for additional storage.

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.





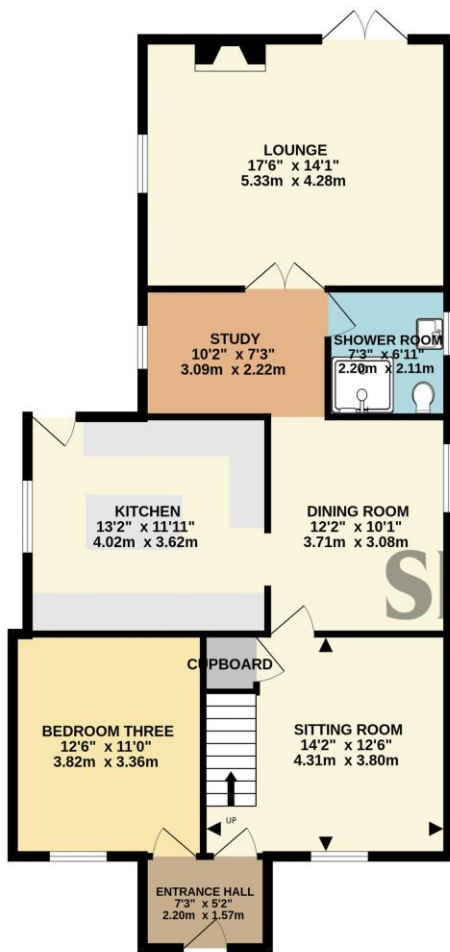
- \* Deceptively Spacious Detached Dormer Bungalow
- \* No Onward Chain & Vacant Possession
- \* Sitting Room, Kitchen, Dining Room, Study & Lounge
- \* Ground Floor Shower Room & First Floor Bathroom
- \* Amazing Mature Rear Garden

- \* Large Plot of Around 0.2 Acres
- \* Peaceful Semi-Rural Location
- \* Three Bedrooms - One Ground & Two to First Floor
- \* Driveway & Detached Garage with Attached Garden Room
- \* Freehold, UPVC DG, GCH, Council Tax D & EPC: tbc

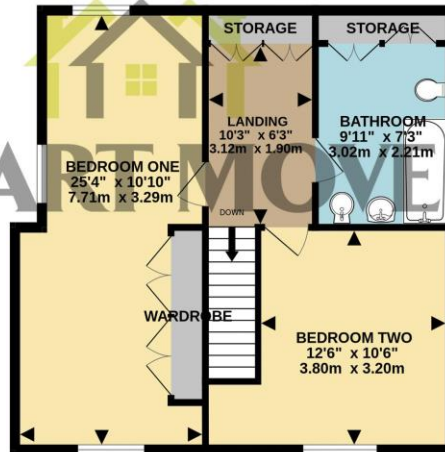




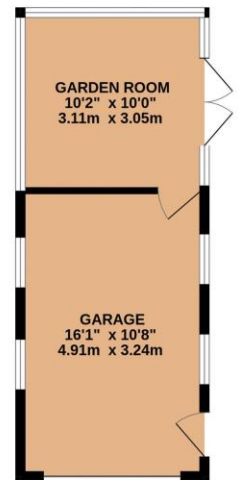
GROUND FLOOR  
1024 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



DETACHED GARAGE  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1910 sq.ft. (177.4 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.