

# Honeysuckle Grove, Hesketh Bank

  
**SMART MOVE**



Asking Price **£375,000**



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Occupying an enviable corner plot, this impressive four-bedroom detached family home has been thoughtfully modernised to create a stylish and beautifully presented property that is ready to move straight into. Finished to an excellent standard throughout, the accommodation combines contemporary interiors with generous and versatile living space, while the attractive exterior and well-maintained gardens further enhance its appeal. Offering an ideal blend of modern style, space and practicality, this superb home is perfectly suited to modern family living and viewing is highly recommended.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, ground floor WC, lounge with living flame gas fire and internal double doors opening to the family room, modern fitted kitchen and open plan family room, separate utility room and the attached single garage completes the ground floor. NB: The kitchen includes: built-in pull-out larder unit, integrated fridge, oven, microwave oven, induction hob with extractor over and a dishwasher. To the first floor is a central landing with airing cupboard and access into the loft space, bedroom one has fitted wardrobes and bedroom furniture as well as a three piece en suite shower room off, bedroom two also has fitted wardrobes and a dressing table, bedrooms three and four and the three piece family bathroom completes the accommodation.

Off road parking is available to the front of the property on the double width driveway, as well as within the attached single garage. Also to the front of the property is a mature lawned garden with well stocked planted flower bed borders. To the right-hand side of the property is a fitted timber garden shed and to the left-hand side is gated access to a path which leads round to the rear garden. The main garden is located to the rear and boasts a paved sun terrace and a path leading to a further patio at the end of the garden. There is also a established lawn and numerous plants, trees and shrubs bordering. Also within the rear garden is a useful detached summer room with French doors and a walk-in store room.

How to find the Property: To locate the property using What3Words search: [///slider.newer.areas](#)



**\* Four Bedroom Detached Family Home**

**\* Well Presented Inside & Out**

**\* Utility Room & Ground Floor WC**

**\* Driveway & Attached Single Garage**

**\* Internal Inspection Sure to Impress**

**\* Envious Corner Plot Location**

**\* Lounge & Open Plan Family Room & Kitchen**

**\* First Floor Family Bathroom & En Suite Shower Room**

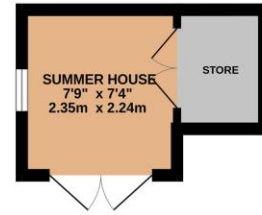
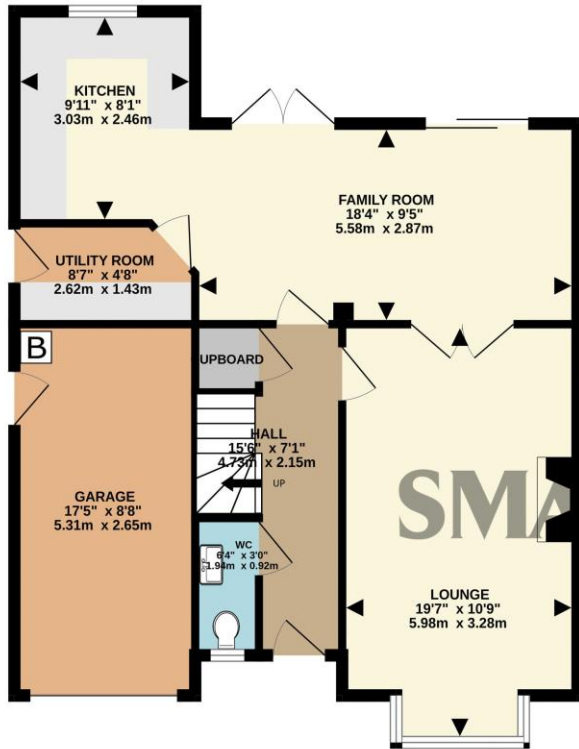
**\* Mature Rear Garden with Detached Summer House**

**\* Leasehold, Council Tax Band E & EPC Rating tbc**

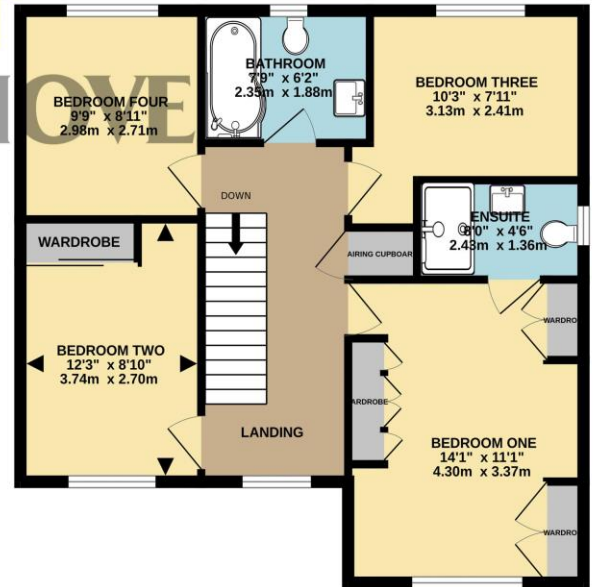


GROUND FLOOR  
766 sq.ft. (71.1 sq.m.) approx.

SUMMER HOUSE  
82 sq.ft. (7.6 sq.m.) approx.



1ST FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1499 sq.ft. (139.3 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.

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