

**Moss Lane,
Hesketh Bank**


SMART MOVE



Asking Price £295,000



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A well-presented traditional three-bedroom semi-detached home, set on a generous corner plot in the semi-rural village of Hesketh Bank. The property enjoys driveways to both the front and rear and has benefited from a host of recent improvements, including a new boiler and radiators, fresh décor throughout, a stylish new bathroom and a modern ground-floor WC. Offering a move-in-ready feel with the convenience of village amenities close by, it's an ideal choice for buyers seeking a blend of comfort, practicality and location.

The internal layout of the property in brief includes: entrance porch leading to the hallway, which has stairs leading to the first floor with new balustrade, spacious open plan lounge and dining room, two piece ground floor WC, open plan kitchen diner with external door leading to the rear garden, split level first floor landing with loft access point, three bedrooms and the recently fitted four piece family bathroom complete the accommodation.

This attractive corner-plot home enjoys a smart frontage with a driveway providing convenient off-road parking, while to the rear a newly laid, generous hardstanding driveway offers additional space for vehicles. The private rear garden is a real highlight, featuring a paved patio ideal for outdoor seating, an established lawn, and well-tended shrubbery and hedging that create a sense of seclusion. A gated access leads directly to the rear driveway, adding both practicality and ease of use for everyday living.

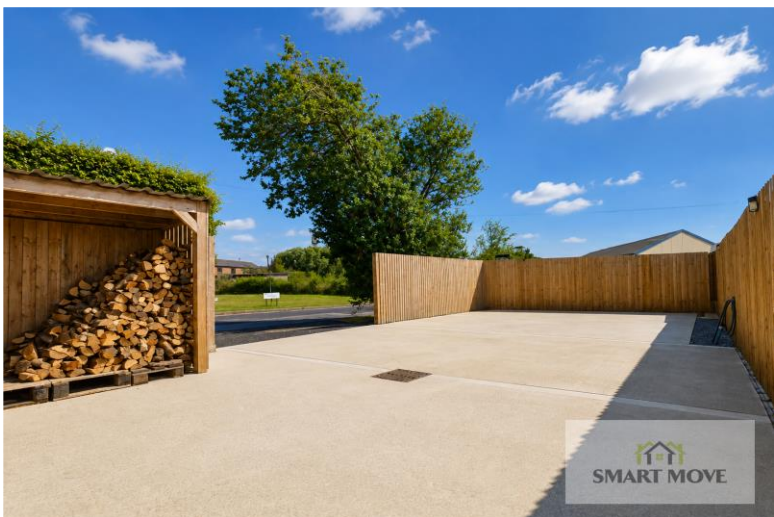
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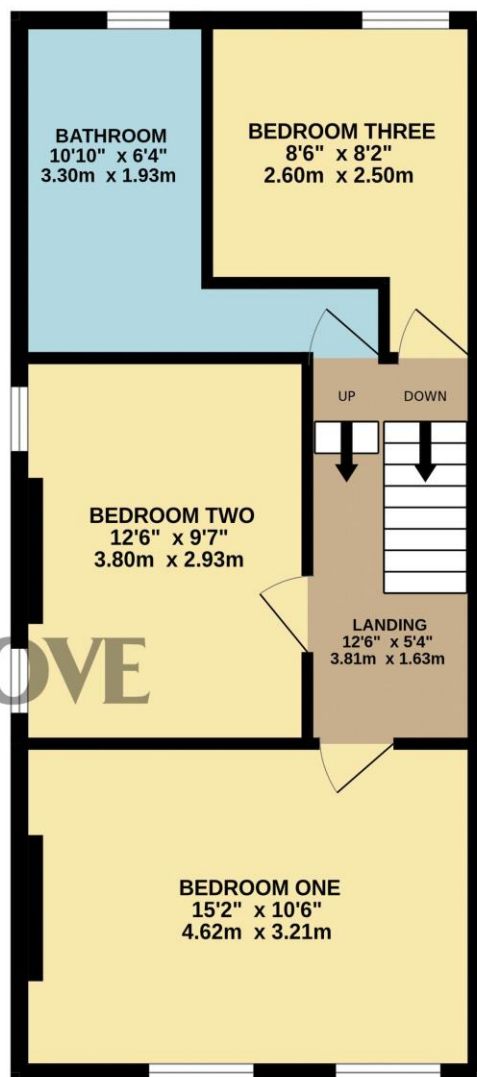
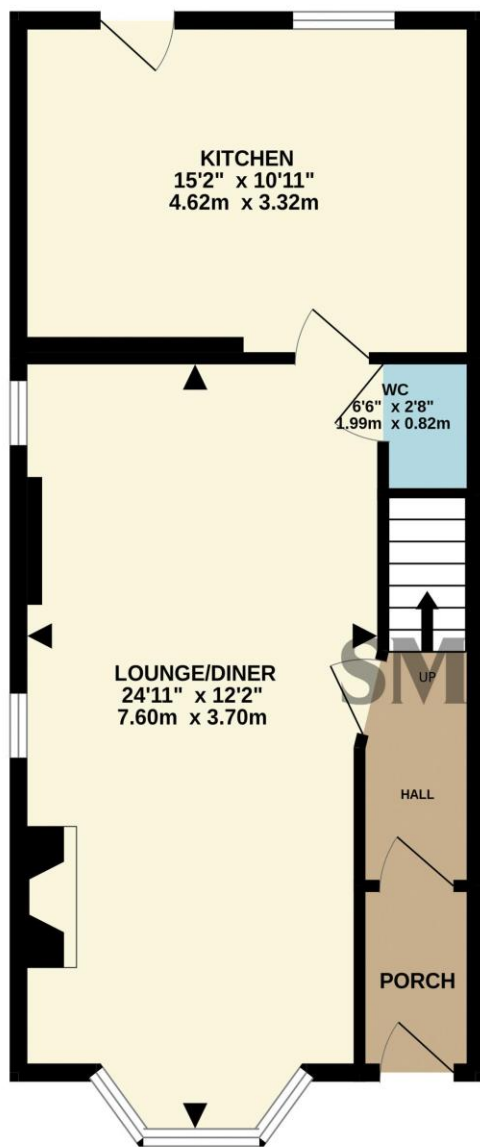
- * Traditional Semi Detached House
- * Ground Floor WC & Four Piece First Floor Bathroom
- * Driveways to Front & Rear
- * Recently Upgraded & Decorated
- * Freehold, UPVC Double Glazing & GCH

- * Open Plan Lounge Diner & Separate Kitchen
- * Three Bedrooms
- * Private Rear Garden
- * New Boiler & Radiators in 2025
- * Council Tax Band B & EPC Rating C



GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.

1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1032 sq.ft. (95.8 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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PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



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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.