

**Sidney Avenue,
Hesketh Bank**


SMART MOVE



Asking Price **£215,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



Smart Move are delighted to present to the market this well proportioned semi detached house, which is recommended to be seen in person, as just some of the highlights are; a conservatory extension to the rear, the kitchen has been modernised and made open plan, there is a useful loft room which has potential to be converted into another bedroom (STPP,) and it is not overlooked to the rear. Need we say more?.....contact Smart Move to arrange your viewing now.

The internal layout of the property in brief includes: entrance hall with staircase to the first floor, formal lounge, separate open plan modern kitchen diner, which in turn has sliding patio doors to the conservatory. To the first floor is a central landing with ladder to the loft room, three bedrooms and the three piece fitted family bathroom.

The front of the property offers off road parking, as it has a tarmac driveway, as well as a gravelled area for additional parking. There is gated access to the left-hand of the property onto a further tarmac driveway, which leads around to the rear where there is a detached single garage for additional parking or useful storage. The main garden is also located to the rear and boasts an established lawned garden with planted flower bed border and a timber fenced perimeter. Beyond the rear boundary are greenhouses, making the garden quite private and not directly overlooked.

To locate the property using What3Words search keywords: [///groom.grandest.backhand](#)

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-Beconsall 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.

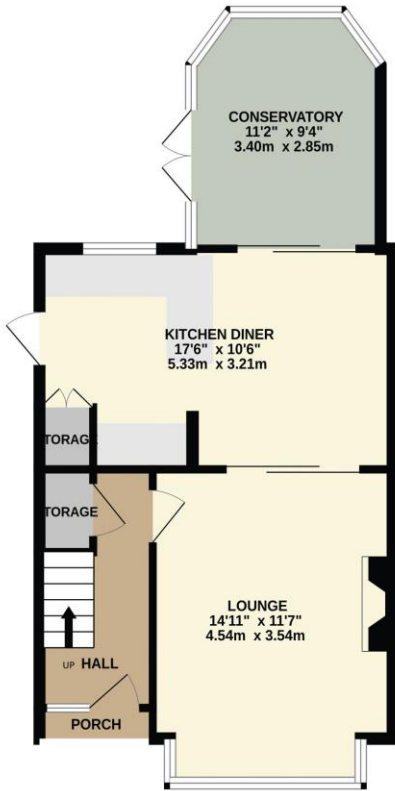


- * Three Bedroom Semi Detached House
- * First Floor Family Bathroom
- * Driveway & Detached Single Garage
- * Short Walk to Village Shops & Bus Routes
- * UPVC Double Glazing & Has Central Heating

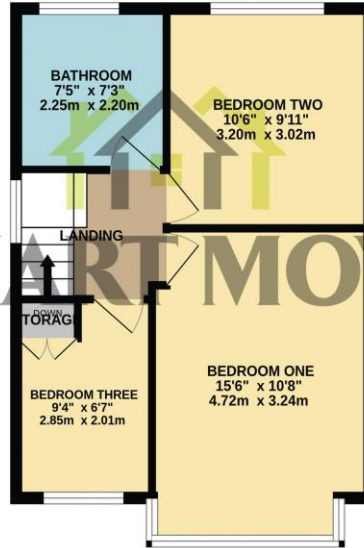
- * Lounge, Open Plan Kitchen Diner & Conservatory
- * Useful Loft Room to Second Floor
- * Private Rear Garden - Not Directly Overlooked
- * Ideal First Time Buyer House
- * Freehold, Council Tax Band C & EPC Rating D



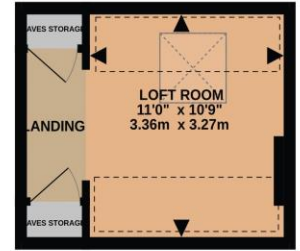
GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



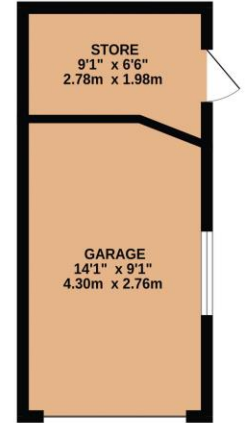
1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



LOFT ROOM
146 sq.ft. (13.6 sq.m.) approx.



DETACHED GARAGE
176 sq.ft. (16.3 sq.m.) approx.



SMART MOVE

TOTAL FLOOR AREA : 1261 sq.ft. (117.2 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.
Made with Metropix ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

[rightmove](#)
[Google+](#)
[Twitter](#)
[Facebook](#)
[Instagram](#)
[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.