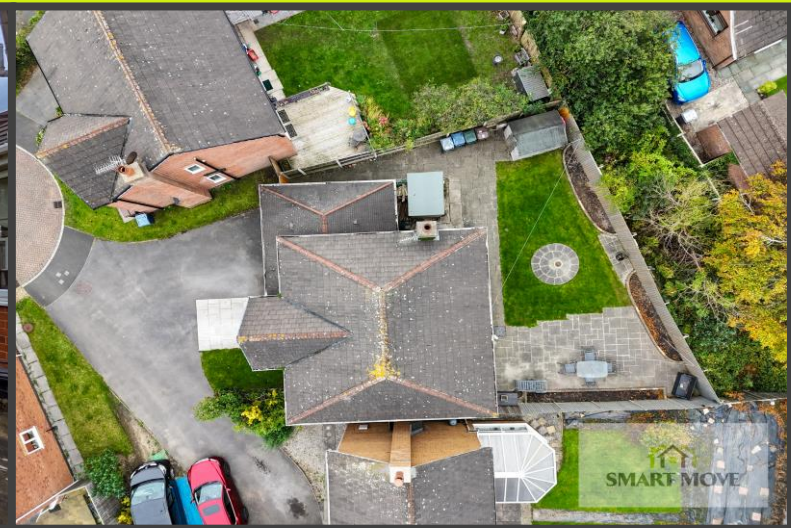


**Primrose Close,
Hesketh Bank**


SMART MOVE



Asking Price **£365,000**



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Tucked away towards the end of a peaceful cul-de-sac in Hesketh Bank village, lies this detached family home, which enjoys a generous plot and the rarity of a self-contained granny annex, giving buyers five bedrooms and the potential for blended family living which is simply ready to move straight into. The spacious accommodation spans approximately 1,489 sq ft and is one which must be seen in person in order to fully appreciate all that this amazing home has to offer.

The internal layout of the property in brief includes: porch with internal door leading to the central hallway which has stairs leading to the first floor, two piece ground floor WC, dining room, lounge with bay window looking out to the rear garden, kitchen diner with French doors leading to the rear garden, first floor landing with loft access point, bedroom one has fitted wardrobes and a three piece en suite shower room off, bedrooms two, three and four also all have fitted wardrobes and the first floor family bathroom completes the main houses accommodation.

Attached to the property is a self-contained granny annex, which was created with all relevant permissions around 9 years ago and includes a open plan lounge with fitted kitchen, inner hallway, utility room with external rear door access, bedroom and a three piece en suite shower room off. While the annex is currently set up for use as a granny annex, it could also be tailored to the new owners needs (subject to relevant permissions,) to either be additional living space or potential to work from home, making it a useful space that offers a multitude of possibilities.

To the front of the property is off road parking for three cars on the driveway, next to which is a lawned garden area and a paved path which leads down the side of the property and has gated access leading to the rear. The main garden is located to the rear and boasts an extended paved patio area, established lawn, further paved patio area leading down the left-hand side of the property and two timber garden shed, providing useful storage. The rear garden is enclosed by a fenced perimeter and we are informed by the vendors that beyond the rear boundary is a land drain area which is owned by the property and has scope to be opened up and to be included within the rear garden, if so desired.

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.



*** Four Bedroom House with Attached One Bed Granny Annex**

*** Annex with Lounge / Kitchen, Utility, Bedroom & En Suite**

*** Ground Floor WC & First Floor Bathroom**

*** Fitted Wardrobes in all Four Bedrooms**

*** Peaceful End Cul-de-Sac Location**

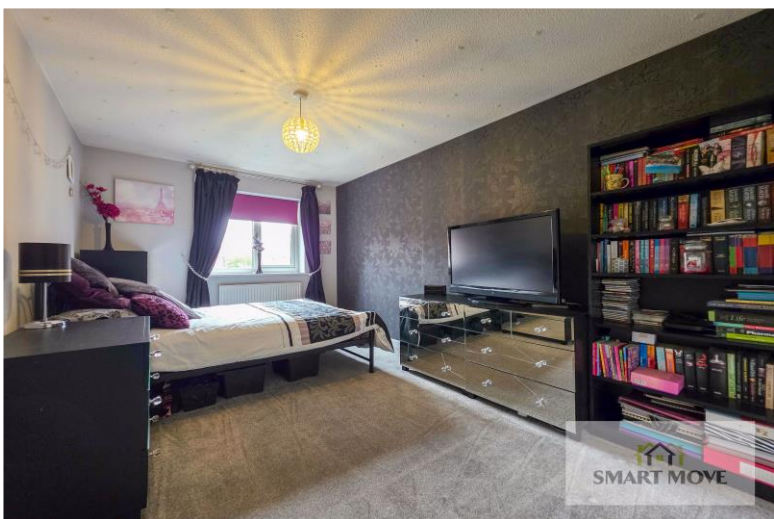
*** Accommodation of Approx. 1,489 sq ft**

*** Lounge, Dining Room & Kitchen**

*** En Suite Shower Room to Bedroom One**

*** Driveway for Three Cars & Generous Rear Garden**

*** Leasehold, Council Tax Band E & EPC Rating C**



GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.

1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1489 sq.ft. (138.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.