

**Delta Park Drive,
Hesketh Bank**


SMART MOVE



Asking Price £242,500



01772 811899

**www.smartmoveproperties.net
tarleton@smartmoveproperties.net**



A well-presented and generously proportioned three-bedroom semi-detached dormer home, offered for sale with no onward chain, occupying an attractive corner plot with established garden areas to the front, side and rear. Set within a quiet semi-rural village road yet only a short walk from bus routes and local schools, the property provides a good balance of space and convenience, with neatly maintained interiors throughout and clear potential for future extension (subject to planning permission). It represents an appealing opportunity for buyers seeking a versatile, well-situated home with scope to grow.

The internal layout of the property in brief includes: entrance porch with built in storage and a internal door leading to the hall, which has stairs leading to the first floor, two piece ground floor WC, dining room with open plan arch to the lounge, which in turn has sliding patio doors opening to the rear garden, fitted kitchen, rear porch with large cupboard off which houses the property's gas central heating boiler and also has plumbing and space for a washing machine, first floor landing, three bedrooms (all with fitted wardrobes and the first floor shower room completes the accommodation.

This corner-plot property enjoys an attractive and well-established setting, with a mature front garden that enhances its kerb appeal. A generous side garden extends the outdoor space further, featuring a paved patio and a mature lawn bordered by well-stocked planting that adds colour and depth throughout the seasons. To the rear, practical off-road parking is provided on the driveway as well as within the single garage, while a low-maintenance rear garden offers an extended paved sun terrace and a secure fenced perimeter, creating a private and versatile area for outdoor relaxation.

To locate the property using What3Words search keywords: [///tweeted.marinated.indicate](#)

Anti Money Laundering Regulations (AML): Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company (Smart Search) to conduct these checks at a charge of £45 (total) per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.



- * Amazing Corner Plot Location**
- * Scope for Extension (Subject to Planning Permission)**
- * Well Presented Semi Detached Home**
- * Ground Floor WC & First Floor Shower Room - Both Modernised**
- * Driveway & Single Garage to the Rear**

- * Garden Areas to Front, Side & Rear**
- * Sold with Benefit of NO ONWARD CHAIN**
- * Lounge, Dining Room & Kitchen**
- * Three Bedrooms - All with Fitted Wardrobes**
- * Freehold, Council Tax Band: C & EPC Rating tbc**



B CUPBOARD

PORCH

KITCHEN
13'0" x 9'7"
3.95m x 2.93m

LOUNGE
15'1" x 10'9"
4.59m x 3.28m

WC
5'7" x 4'2"
1.70m x 1.28m

HALL
14'6" x 9'7"
4.42m x 2.93m

DINING ROOM
12'10" x 10'10"
3.90m x 3.30m

PORCH

STORAGE

UP

SMA

Floor Plan Details:

- Bedroom Three:** 9'8" x 6'4" (2.94m x 1.94m). Includes a wardrobe.
- Bedroom Two:** 10'10" x 10'3" (3.30m x 3.12m). Includes a wardrobe.
- Bedroom One:** 10'10" x 10'3" (3.30m x 3.13m). Includes a wardrobe.
- Shower Room:** 7'1" x 5'6" (2.15m x 1.64m). Includes a shower, toilet, and sink.
- Cupboard:** Located near the shower room.
- Landing:** Central area with a staircase labeled "DOWN".

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



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.