Sidney Avenue, Hesketh Bank

SMART MOVE



Asking Price **£205,000**





01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net









This three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, offered to the market with the benefit of no onward chain and plenty of scope to make it your own. Well-kept and comfortable as it stands, it also offers clear potential for extension or improvement (subject to the relevant permissions), giving buyers room to grow in the future. With its appealing layout, good-sized plot and inviting feel, it's a property that is well worth viewing in person to appreciate the possibilities it offers.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, lounge with open plan arch to the dining room, which in turn has patio doors opening out to the rear garden, separate fitted kitchen, first floor landing with loft access point, bedroom one has fitted wardrobes, two further bedrooms and the four piece first floor bathroom completes the accommodation. There is potential to extend or improve the property (subject to planning permission,) either into the loft space or to the side or rear, making it a property that you can move straight into but also make your own over time.

To the front of the property is off road parking on the driveway, off which is gated access down the left-hand side of the property for additional parking and also for access round to the rear to the detached garage. Also to the rear is a private garden, boasting a patio area, established lawn and a amazing feature acer tree.

To locate the property using What3Words search keywords: ///barstool.brittle.armrest

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.





* Three Bedroom Semi Detached House
* Ideal First Time Buyer Property
* Four Piece First Floor Bathroom
* Private Rear Garden - Not Directly Overlooked
* UPVC Double Glazing & UPVC Double Glazing
* Sold with Benefit of NO ONWARD CHAIN
* Lounge, Dining Room & Separate Kitchen
* Driveway plus Detached Garage
* Fantastic Potential to Put Your Own Mark on the Property
* Freehold, Council Tax Band C & EPC





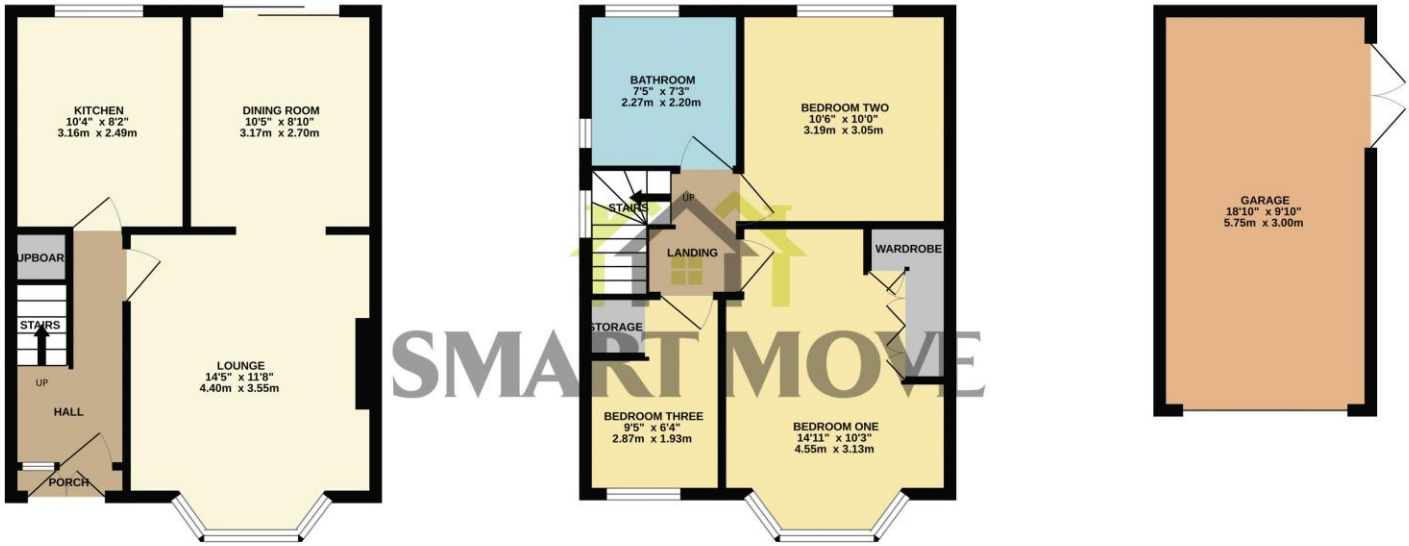




GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.

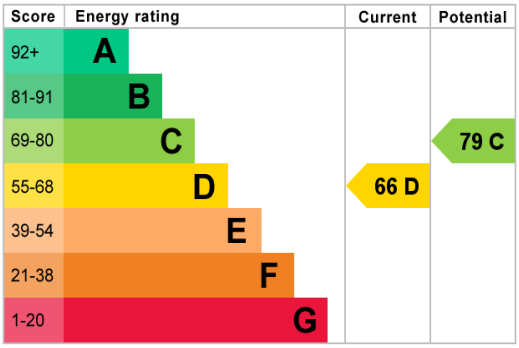
1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.

GARAGE
187 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.0 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



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.