

**Moss Lane,
Hesketh Bank**


SMART MOVE



Asking Price **£325,000**



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There are few detached true bungalows available locally and even fewer are those with character, making this traditional three bedroom bungalow well worth your time to go see first-hand. The property is available with benefit of NO ONWARD CHAIN and vacant possession and while it does require some cosmetic updating, there is masses of potential to put your own mark on it, or even extend (STPP,) so contact Smart Move now to enquire and book your viewing.

The internal layout of the property spans over 1,000 sq ft and in brief includes: front porch leading to the central hallway, lounge with bay window to the front of the property, dining room, kitchen, conservatory, three bedrooms (two of which have fitted sinks in them,) two piece bathroom and a separate WC completes the accommodation.

The property sits centrally within a good sized mature plot, meaning that it has equally generous lawned gardens to both the front and rear. The front garden has a planted flower bed to the front border and leads down the right-hand side of the property for a further garden space. The rear garden is not overlooked and offers a patio area with mature lawned area also, with a established hedged border on two sides. There is also ample off road parking on the driveway, which leads from the front and down the left-hand side of the property.

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. Within the village are local schools, bus stops, independent shops as well as larger chain stores, such as Booths supermarket, 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.

SMART MOVE
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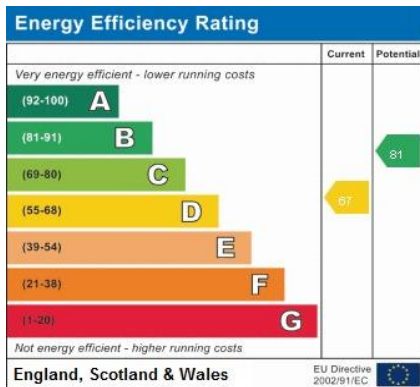
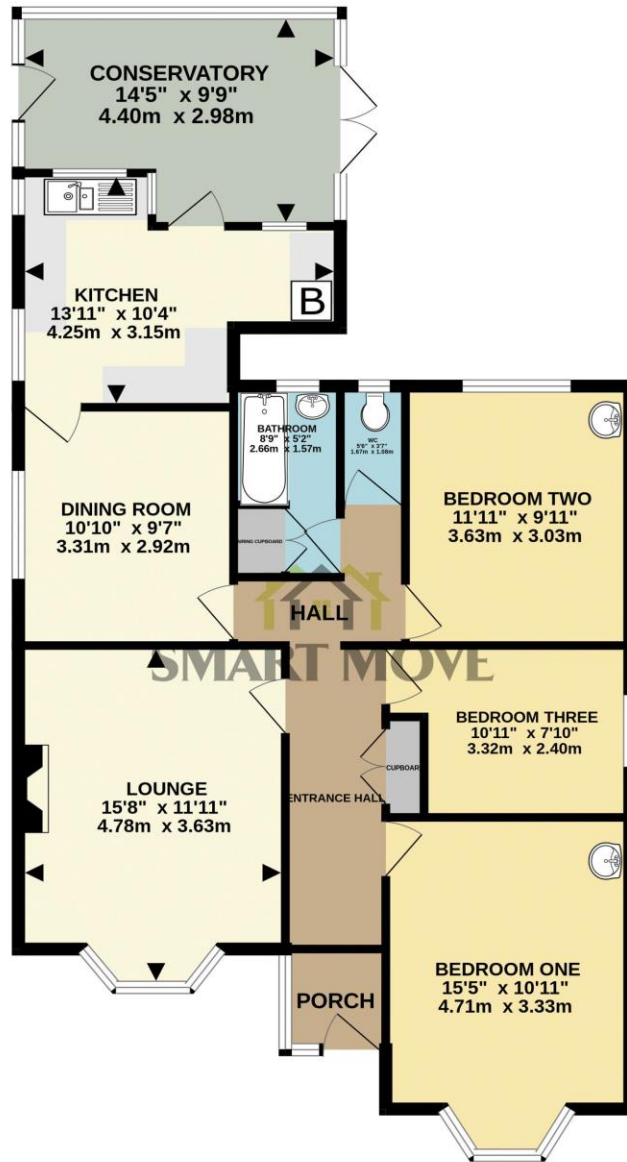


- * Detached True Bungalow
- * Over 1,000 sq ft of Accommodation
- * Long Driveway for Off Road Parking
- * Three Bedrooms
- * Viewing by Appointment via Smart Move

- * No Onward Chain & Vacant Possession
- * Good Sized Gardens to Front & Rear
- * Lounge, Dining Room, Kitchen & Conservatory
- * Bathroom & Separate WC
- * Freehold, Council Tax Band D & EPC Rating of D



GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 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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Address:
Moss Lane, Hesketh Bank

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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.