

**The Nurseries,
Hesketh Bank**


SMART MOVE



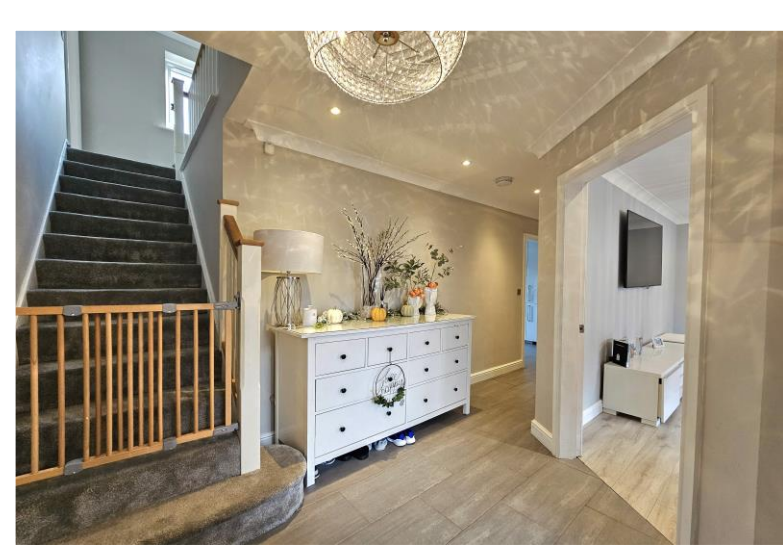
Asking Price **£335,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



The Nurseries is locally regarded as a sought-after modern development on which few people move away from, indicating just what a great place to live it is and as such, internal inspections of this four bedroom detached family home are highly recommended and sure to impress. Built around 16 years ago, in recent years this property has undergone many upgrades, such as oak internal doors, chrome switches, new kitchen, landscaped rear garden, new en suite and ground floor WC and new UPVC double glazing to the front of the property, to name but a few, so call Smart Move now to book your appointment before it is snapped up.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, formal lounge with bay window to the front of the property, ground floor WC, upgraded kitchen with French doors out to the rear garden and a central island unit, separate utility room, first floor landing which has a loft access point and airing / linen cupboard, spacious master bedroom and en suite shower room off, bedrooms two and three, bedroom four is currently utilised as a dressing room and has fitted wardrobes running along two sides, three piece family bathroom and the attached single garage complete the accommodation.

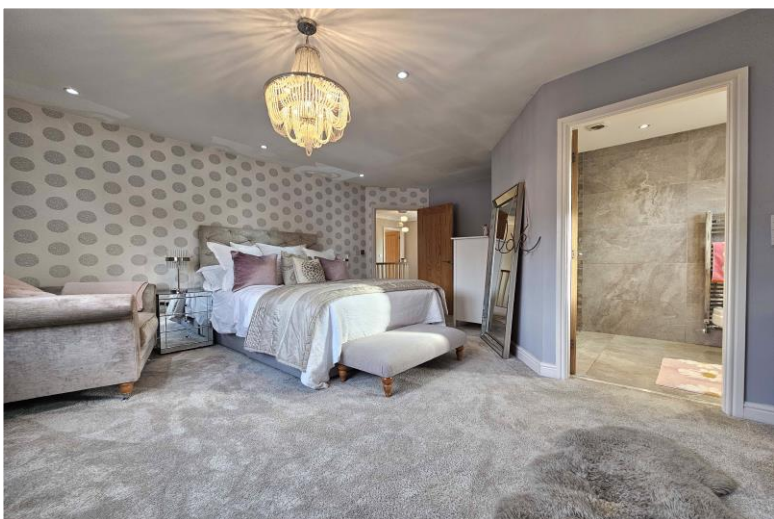
Off road parking is available to the front of the property on the double width driveway, as well as within the attached garage, which has an electric door. Also in front of the property is a landscaped garden area and planted beds, as well as a path leading down the side of the property with gated access round to the rear. The main garden is situated to the rear and boasts a paved sun terrace, low maintenance artificial grass areas, raised flower beds, a further patio area and fenced perimeter.

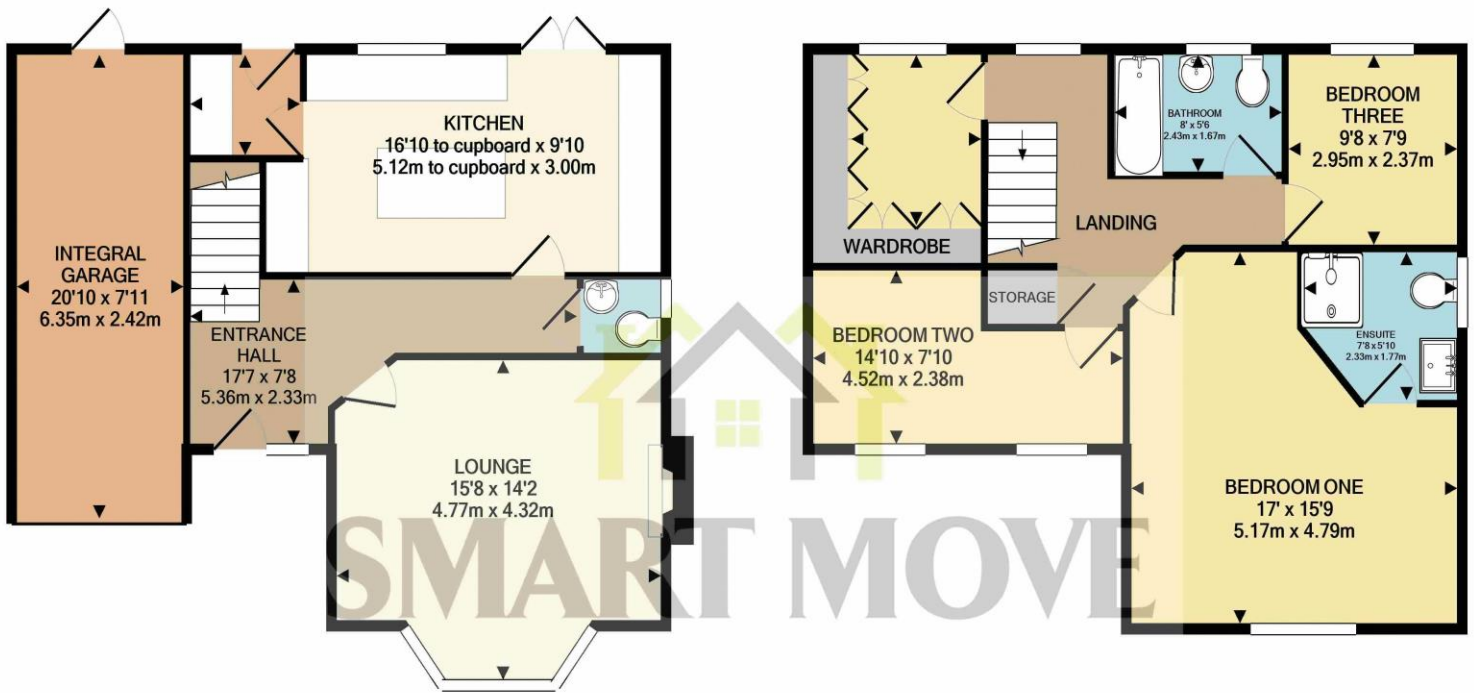
About the Local Area: Hesketh Bank is a small agricultural village in Lancashire. It lies to the north-east of the town of Southport on the Irish Sea estuary of the River Ribble. The area falls under West Lancashire Borough Council for administrative purposes, and Hesketh-with-Becconsall Parish Council for parochial matters. Within the village are local schools, bus stops, independent shops as well as larger chain stores, such as Booths supermarket, 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 Detached Family Home**
- * **Internal Inspection Sure to Impress**
- * **Generous Kitchen & Separate Utility Room**
- * **First Floor Family Bathroom**
- * **Driveway, Attached Garage & Low Maintenance Private Rear Garden**

- * **Modern & Upgraded Presentation Inside & Out**
- * **Formal Lounge**
- * **Ground Floor WC**
- * **Large Master Bedroom with En Suite**
- * **UPVC Double Glazing, GCH & EPC Rating of C**



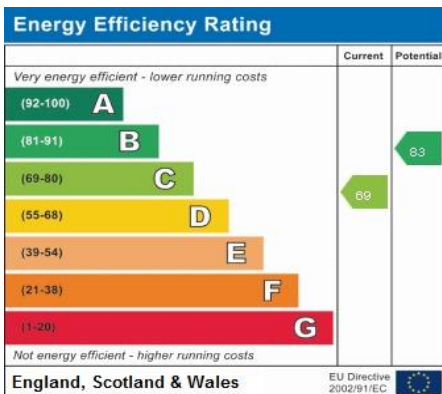


GROUND FLOOR
APPROX. FLOOR
AREA 695 SQ.FT.
(64.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 649 SQ.FT.
(60.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1343 SQ.FT. (124.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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:
The Nurseries, Hesketh Bank



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.