

**Chapel Road,
Hesketh Bank**


SMART MOVE



Asking Price **£435,000**



01772 811899

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



Smart Move are delighted to present for sale this spacious detached family home, enjoying a deceptively spacious plot of around 0.2 acres. From your first step inside it is evident that the property has been well looked after, yet there is still certainly scope for the next lucky owners to put their own mark on the property, or possibly even extend (STPP,) making viewing in person highly recommended and sure to impress. Viewing is by appointment only via Smart Move, so call us now to enquire further on 01772 811899.

The internal layout of the property in brief includes: spacious entrance hall with staircase to the first floor, ground floor WC, spacious open plan lounge with feature fireplace and sliding doors opening to the conservatory, dining room, study / office with fitted office furniture, kitchen, separate utility room, first floor landing with loft access point, bedroom one with fitted wardrobes and en suite shower room with underfloor heating, three further bedrooms and the family bathroom completes the accommodation.

The property enjoys a mature plot of around 0.2 acres and as such boasts generous garden areas to the front and rear. To the front there is ample off road parking on the sweeping driveway, as well as within the detached double garage and to either side of the driveway there are mature lawned garden areas, with trees and shrubs bordering. Attached to the garage is a useful workshop, for a great workspace or simply to offer additional storage. The main garden is located to the rear of the property and offers a very well looked after outdoor space, consisting of a large lawned garden, paved patio area and well stocked planted borders of numerous plants, trees and shrubs. To the side there is a small patio area and timber garden shed for further storage.

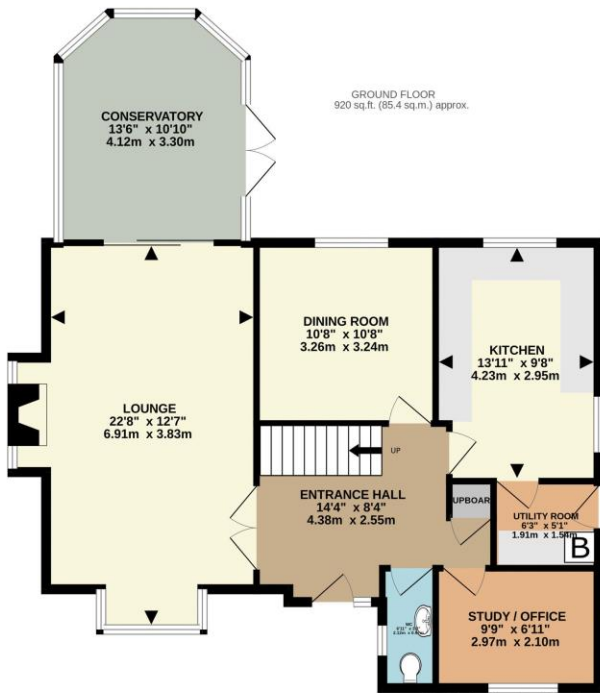
About the Local Area: Hesketh Bank is a small agricultural village in Lancashire. It lies to the north-east of the town of Southport on the Irish Sea estuary of the River Ribble. The area falls under West Lancashire Borough Council for administrative purposes, and Hesketh-with-Becconsall Parish Council 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.



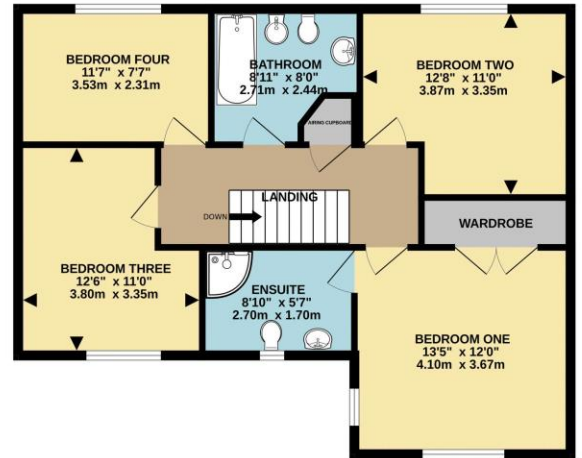
- * Four Bedroom Detached Family Home
- * Generous Plot of Around 0.2 Acres
- * Driveway & Detached Double Garage with Attached Workshop
- * Kitchen, Dining Room & Utility Room
- * WC, Bathroom & En Suite

- * Floor Area circa 2,066 sq ft (inc. Garage)
- * Mature South-Facing Rear Garden
- * Spacious 22ft Main Lounge with Conservatory
- * Ground Floor Office / Study
- * Freehold, UPVC DG, GCH, Council Tax F & EPC - C

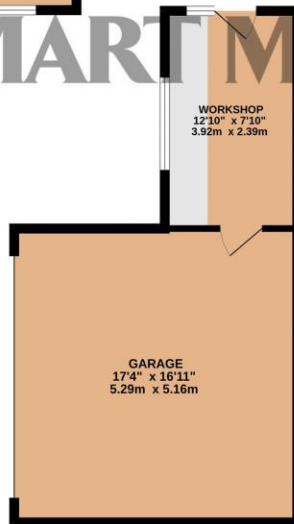




GROUND FLOOR
920 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.



DETACHED GARAGE
396 sq.ft. (36.8 sq.m.) approx.

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TOTAL FLOOR AREA : 2066 sq.ft. (191.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Chapel House, Hesketh Bank

rightmove



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.