

**Shore Road,
Hesketh Bank**


SMART MOVE



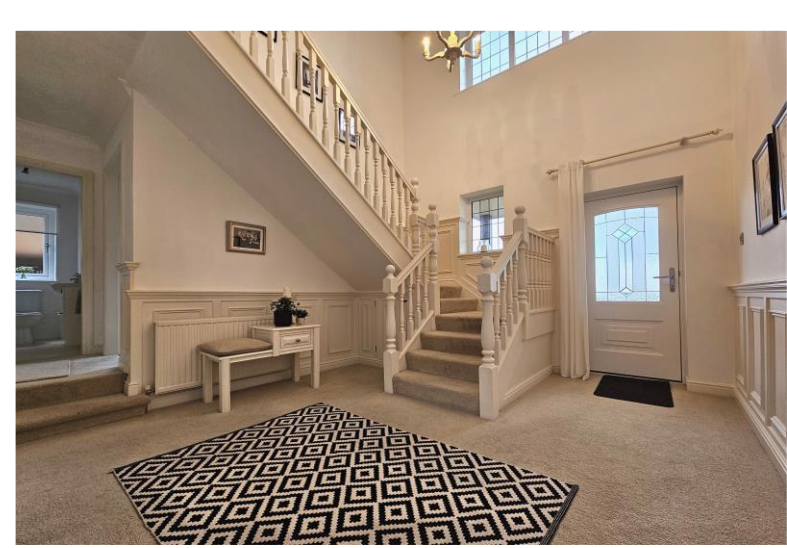
Asking Price **£440,000**



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Smart Move are delighted to present to the market this immaculately presented five bedroom detached family home, situated on an enviable corner plot in Hesketh Bank village, enjoying open views to the front towards the Fylde Coast. From your first step inside this exception property, it is evident the show home standard to which the current owners maintain the property, making it a real key-turn property and highly recommended to be see with your own eyes in order to fully appreciate all that t has to offer.

The internal layout of the property in brief includes: spacious full height entrance hall with galleried landing, lounge, sitting / television room, ground floor WC, recently fitted kitchen and open plan dining room, utility / laundry room, first floor galleried landing, large master bedroom with fitted wardrobes and a four piece en suite bathroom, four further bedrooms and the family bathroom completes the accommodation.

The property enjoys a generous corner plot location, with exceptional rural open views to the front over farmland. Also to the front is a landscaped garden area with mature hedged perimeter and a gravelled path leading to the front door. The main garden is located to the rear and boasts a paved sun terrace and an established raised lawned garden with planted borders. Off road parking is to the rear of the property on the driveway as well as within the single garage, which has a side access door leading to the rear garden.

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.



*** Architecturally Designed Five Bedroom Detached House**

*** Three Well Presented Reception Rooms**

*** Full Height Gallery Effect Landing**

*** Enclosed Private Rear Garden**

*** Ample Parking for Several Vehicles**

*** Rural Open Views Towards the Fylde Coast**

*** Dining Kitchen plus Utility & Drying Rooms**

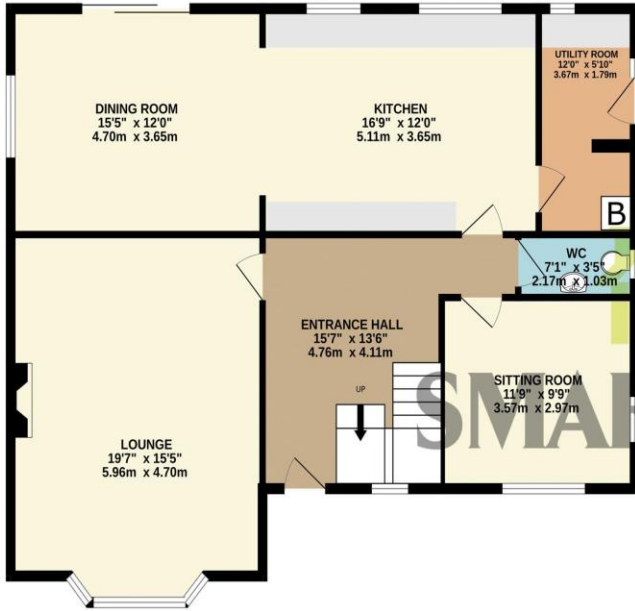
*** Large Master Bedroom with Fitted Wardrobes & En Suite**

*** Brick Built Garage & Driveway**

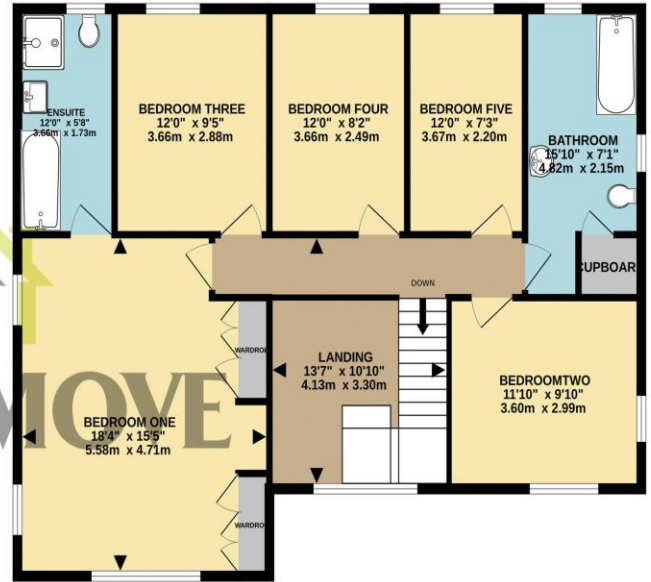
*** Freehold, UPVC DG, GCH & EPC Rating to Follow**



GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR
1049 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA : 2105 sq.ft. (195.5 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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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.