

**Mill Lane,
Hesketh Bank**


SMART MOVE



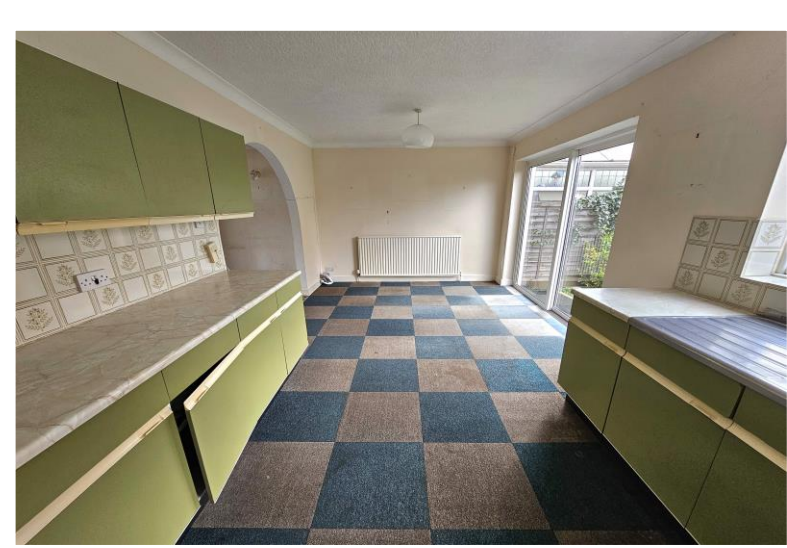
Asking Price **£225,000**



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Available for sale with benefit of NO ONWARD CHAIN and vacant possession, this extended four bedroom semi-detached home is well worth your time to go see in person, as while it does require some cosmetic updating, it has been well cared for over the years and is clean, tidy and ready for the next lucky owners to move in and put their own mark on the property.

The internal layout of the property in brief includes: entrance porch which in turn leads to the central hallway with ground floor WC off and staircase leading to the first floor, the lounge is to the front of the property and has an open plan arch to the kitchen diner, where there are sliding patio doors opening to the rear garden and an internal door to the utility room. There is also the integral single garage to the ground floor, which has an internal door to the utility room and up-and-over front door from the driveway in front of the property. The garage could also potentially be converted into an additional reception room (STPP,) or simply be used for parking or useful storage. To the first floor is a central landing with loft access point, four good-sized bedrooms and the family bathroom.

The property occupies a corner plot location, on the corner of Mill Lane and Hesketh Lane, giving the property ample outside areas to the front, side and rear. Off road parking is available to the front, both on the driveway as well as within the integral single garage. Also to the front is a lawned garden area with mature hedged perimeter. This garden area then leads around to the right-hand side, where there is gated access to the rear garden, a further established lawn and a glass greenhouse. The rear garden boasts a patio area and further lawned garden, with a feature tree, timber garden shed and an enclosed perimeter.

For exact directions using What3Words follow the link: <https://w3w.co/luxury.bells.cassettes> or search the words: luxury.bells.cassettes

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-Beconsall 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.



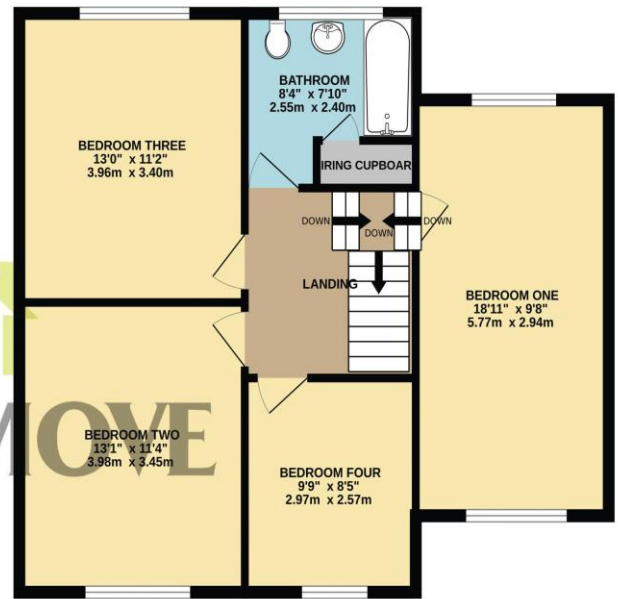
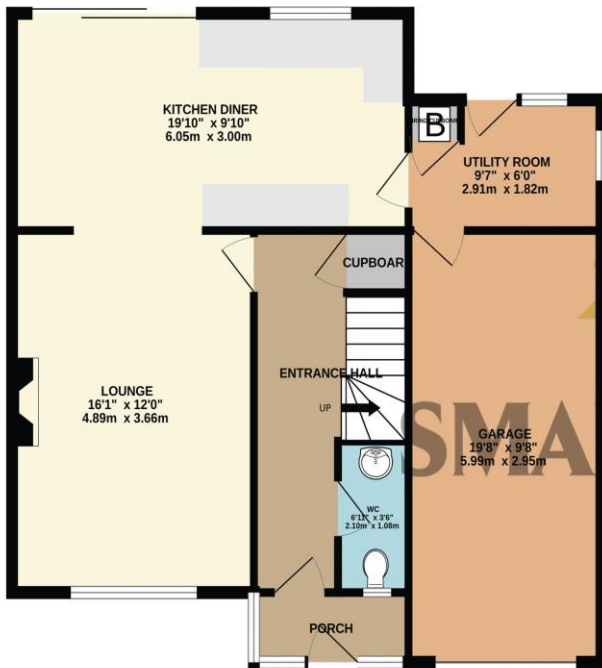
- * Four Bedroom Semi Detached House
- * Corner Plot Location
- * Lounge & Open Plan Kitchen Diner
- * First Floor Family Bathroom
- * Garden Areas to the Front, Side & Rear

- * No Onward Chain & Vacant Possession
- * Village Centre Location
- * Separate Utility Room & Ground Floor WC
- * Driveway & Integral Garage for Off Road Parking
- * Freehold, Council Tax Band C & EPC Rating of D



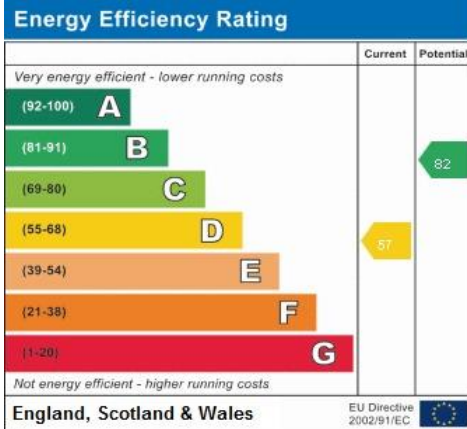
GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.

1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1501 sq.ft. (139.5 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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Address:
Mill Lane, Hesketh Bank



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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.