

**Moss Lane,
Hesketh Bank**


SMART MOVE



Asking Price **£250,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



For those seeking to live in a traditional style semi detached home, but not looking to undertake a big project, then look no further than this immaculately presented three bedroom house, which dates back over 100 years and already boasts a ground floor extension to the rear, a modernised interior and generous garden plot. Viewing in person is sure to impress, as a simple drive-by shall in now way do justice to what lies beyond the traditional façade of this fantastic property.

The internal layout of this deceptively spacious home includes: entrance hall with staircase to the first floor, lounge to the front with an open plan arch to the dining room, modern fitted galley-style kitchen, garden room, ground floor WC / utility room, first floor landing with loft access point, three bedrooms and the three piece first floor bathroom completes the accommodation. Off road parking is available in front of the property on the block paved driveway, which spans the width of the plot and has gated access off leading to a path down the side of the property, for easy access around to the rear. The rear garden is larger than average and boasts a patio area to the side, which leads to the rear for a further paved sun terrace area, beyond which is an established lawned garden with timber garden store / summer house at the end and an enclosed perimeter of hedges and a fence.

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.



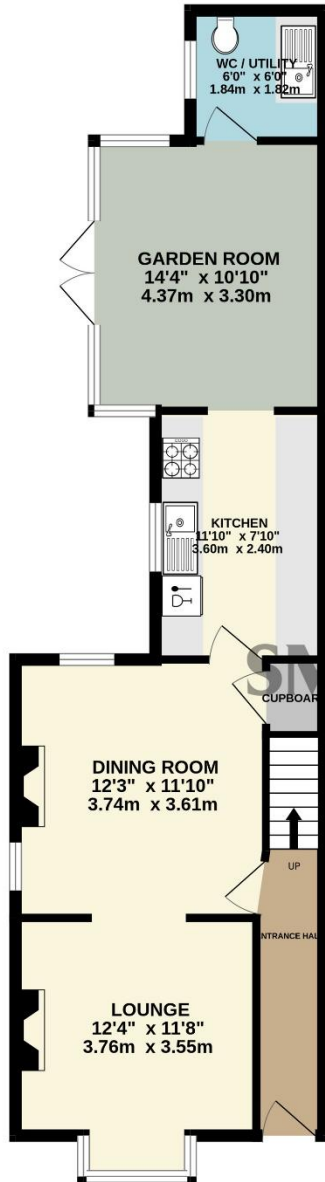


- * Traditional Semi Detached Home
- * Extended to the Ground Floor
- * Lounge, Dining Room & Garden Room
- * Ground Floor WC / Utility & First Floor Bathroom
- * Block Paved Double Width Driveway

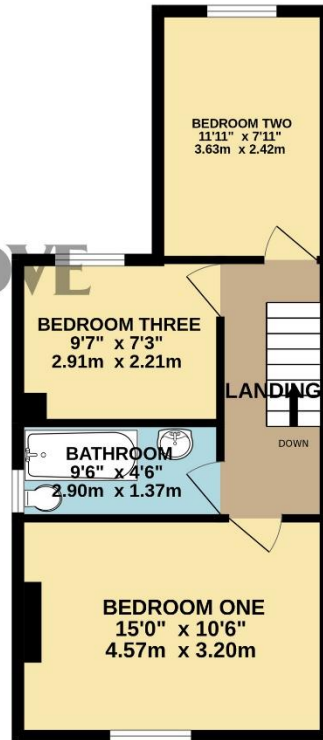
- * Rear Garden of Around 25m in Length
- * Impeccably Presented Throughout
- * Modern Fitted Kitchen
- * Three Bedrooms - Two being Doubles
- * Freehold, Council Tax - B & EPC - D



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Moss Lane, Hesketh Bank

TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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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PRSR 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.