

Thistle Close,
Hesketh Bank



Asking Price **£395,000**



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Enjoying a quiet cul-de-sac location and boasting an impressive extended living / kitchen and dining area, this four bedroom detached family home offers buyers the opportunity to acquire a sizeable home, with plenty of flexible living accommodation. Internal inspections are by appointment only via Smart Move, so enquire now before the opportunity passes you by.

The layout in brief includes: front storm porch which leads to the central hallway, ground floor WC, snug/family room, utility room, study with door leading to the integral garage and a large open plan living/dining and kitchen area with bi-folds leading to the rear garden. To the first floor there is the master bedroom with en suite and fitted wardrobes, the three other bedrooms all have fitted wardrobes / storage and a four piece family bathroom. The loft is boarded and has a ladder from the landing for access.

To the rear of the property the garden is low maintenance and is mostly laid to lawn with a paved seating area and a planted flower bed border to the left-hand side. Off road parking is available to the front of the property on the double width driveway, as well as within the integral single garage and to the right of the driveway is a lawned front garden area.

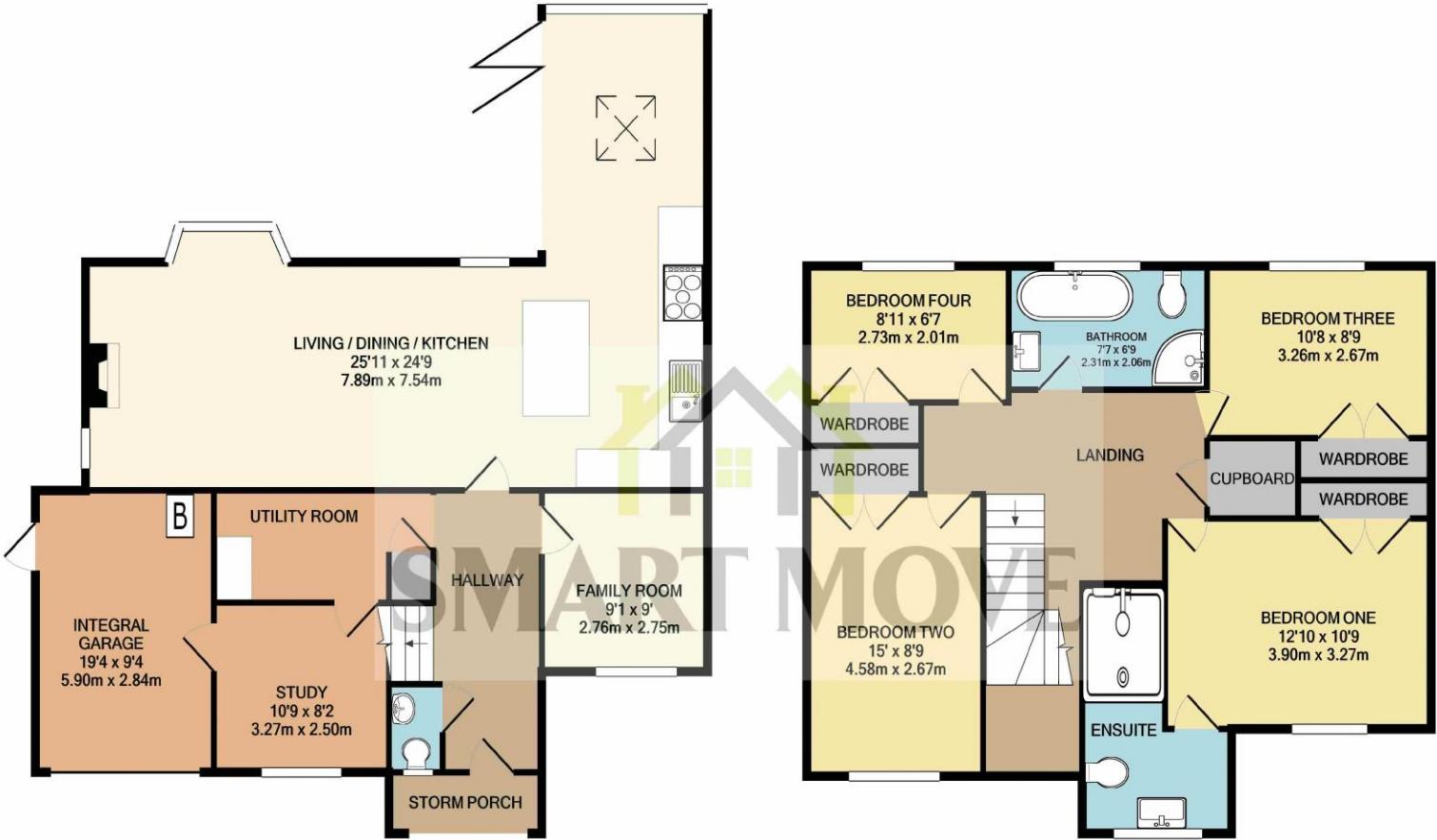
About the Local Area: Hesketh Bank is a small agricultural village in Lancashire. It lies to the north-east of the town of Southport on the Irish Sea estuary of the River Ribble. The area falls under West Lancashire Borough Council for administrative purposes, and Hesketh-with-Becconsall Parish Council for parochial matters. Within the village are local schools, bus stops, independent shops as well as larger chain stores, such as Booths supermarket and Domino's Pizza, 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.



- * Beautifully Extended Detached Family Home
- * Family Room & Study / Home Office
- * Four Bedrooms with En Suite to Master
- * Gardens to the Front & Rear
- * Close to Village Amenities & Schools

- * Open Plan Kitchen / Living & Dining Area
- * Separate Utility Room
- * First Floor Family Bathroom & Downstairs WC
- * Driveway & Integral Single Garage
- * EPC Rating of D (Prior to New Combi Boiler)





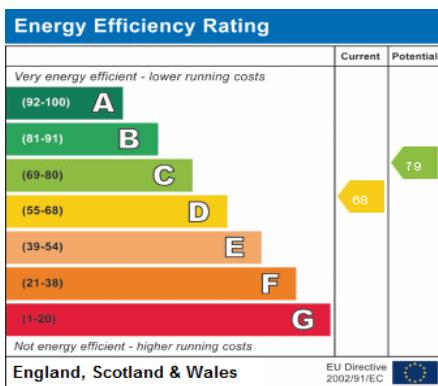
GROUND FLOOR
APPROX. FLOOR
AREA 1070 SQ.FT.
(99.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 919 SQ.FT.
(85.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1989 SQ.FT. (184.8 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:
1 Skye Close, Hesketh Bank

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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.