

**Croston Way,
Hesketh Bank**


SMART MOVE



Asking Price **£260,000**



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Smart Move are delighted to present For Sale this NEW BUILD detached home, located on a fantastic corner plot and with views to the front over a open green space. The property is available ready to move straight into and is the LAST new house available on site, making viewing highly recommended. Contact Smart Move now to enquire further and to book your individual tour.

The internal layout of the property in brief includes: entrance hall with stairs to the first floor and a built in storage cupboard, lounge to the front of the property, ground floor WC, open plan modern fitted kitchen diner to the rear of the property with integrated appliances and French doors opening to the rear garden, separate utility room with external side access door and a built in store cupboard, first floor landing with loft access point and built in storage cupboard, bedroom one has a three piece en suite shower room off, two further good sized bedrooms and the family bathroom completes the accommodation.

To the front of the property is a small lawned garden area with lawn and planted flower bed, as well as a paved path leading to the front door. As the property is located on a corner plot, the off road parking is to the rear and consists of a driveway and detached single garage, accessed through a up-and-over front door and with a fitted EV charging point. There is gated access off the driveway to the rear garden, which is enclosed by a fenced perimeter and has a paved path leading from the house and down to the end gate.

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.

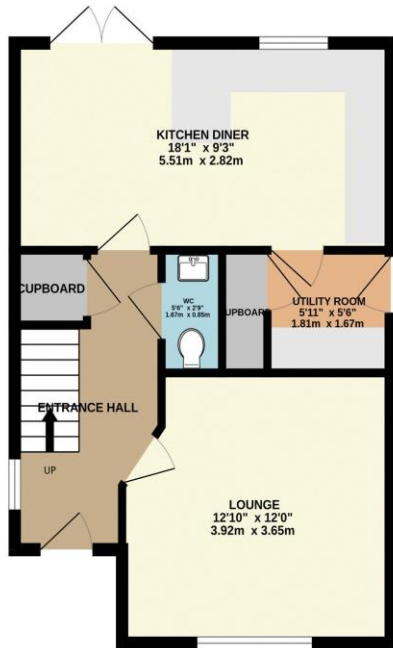


- * **NEW BUILD with 10 Year NHBC Guarantee**
- * **Open Aspect to the Front over Open Green Space**
- * **Ground Floor WC & Utility Room**
- * **First Floor Family Bathroom**
- * **Private Garden, Driveway & Detached Single Garage to Rear**

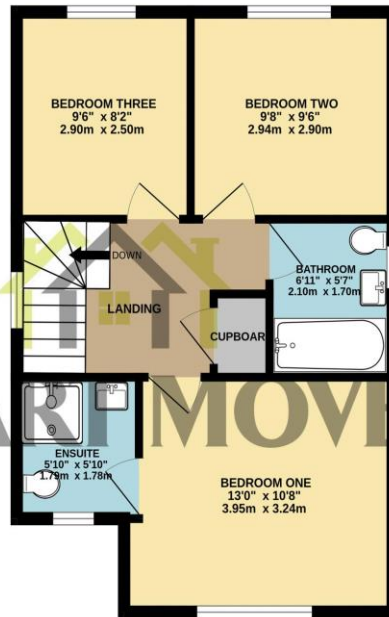
- * **Three Bedroom Detached House on a Corner Plot**
- * **Lounge & Separate Kitchen Diner**
- * **En Suite Shower Room to Master Bedroom**
- * **Flooring & Integrated Kitchen Appliances Included**
- * **Freehold, UPVC DG, GCH & EPC - tbc**



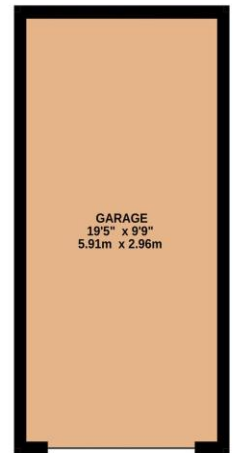
GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



DETACHED GARAGE
189 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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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SMART MOVE

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.