

**Station Road,
Hesketh Bank**


SMART MOVE



Asking Price £275,000



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This double fronted detached true bungalow occupies a generous plot and while it does require some works, it also offers masses of potential for improvement, or possibly extension (STPP,) making this a property worthy of viewing in person in order to envisage just how amazing it could be with a little work. Available with benefit of NO ONWARD CHAIN, viewings are by appointment via Smart Move, so contact us now to book your individual tour.

The internal layout of the property in brief includes: entrance porch with internal door to the central hallway, 27ft open plan lounge and dining room with bay window to the front and side window, separate fitted kitchen which has an external door opening to the rear garden, two double bedrooms, three piece shower room with built in airing cupboard and loft access point and the attached boiler room / outhouse completes the accommodation.

The plot the property occupies totals around 0.16 acres, meaning that it benefits from equally generous garden areas to both the front and rear and also has potential for extension (subject to relevant permissions.) To the front is a mature lawned garden with planted flower bed borders, as well as off road parking on the driveway, which leads from the front and down the left-hand side of the property, for easy vehicular access around to the rear. The rear garden is low maintenance as it is mostly laid with tarmac and also includes a glass greenhouse, timber decked area to the rear of the property, paved patio area and a detached workshop, which also houses the oil tank for the property's oil fired central heating system.

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.

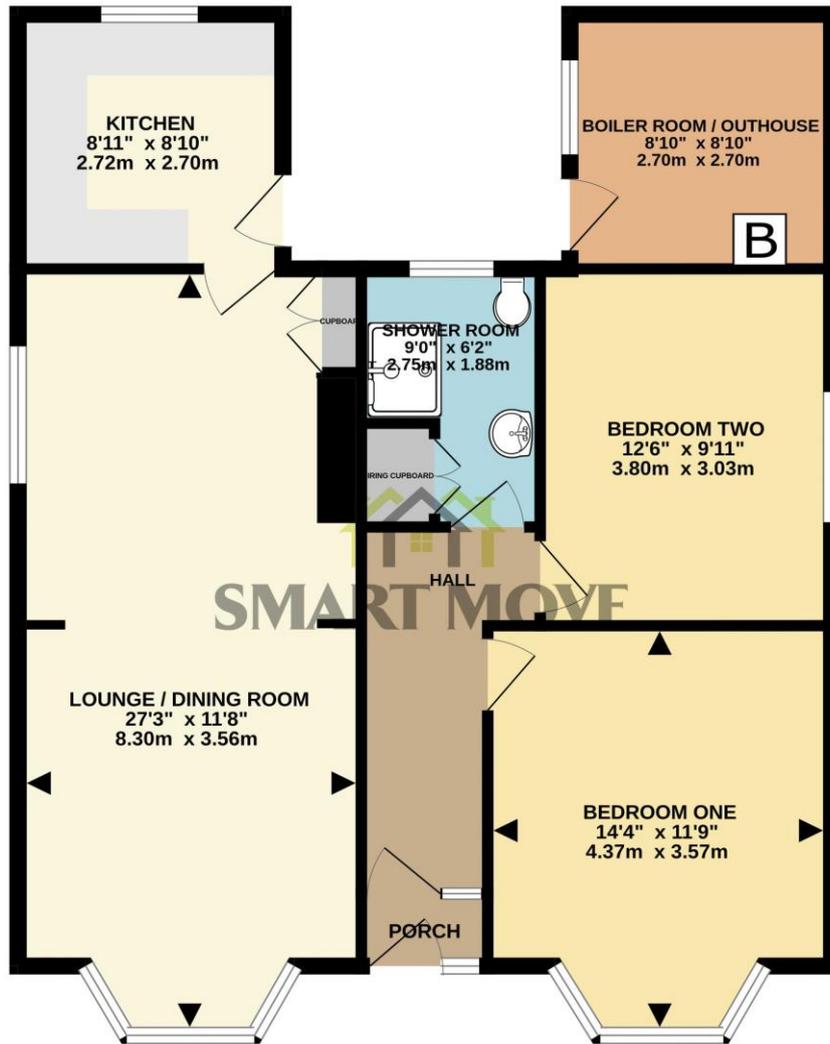


- * No Onward Chain & Vacant Possession
- * Two Good Sized Bedrooms
- * Open Plan Lounge & Dining Room
- * Attached Store / Outhouse plus Detached Workshop
- * Double Glazing & Oil Central Heating

- * Detached True Bungalow
- * Three Piece Bathroom
- * Separate Fitted Kitchen
- * Plot circa 0.16 Acres with Lots of Off Road Parking
- * Freehold, Council Tax Band D & EPC: E



GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 855 sq.ft. (79.4 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.