

**Sidney Avenue,
Hesketh Bank**


SMART MOVE



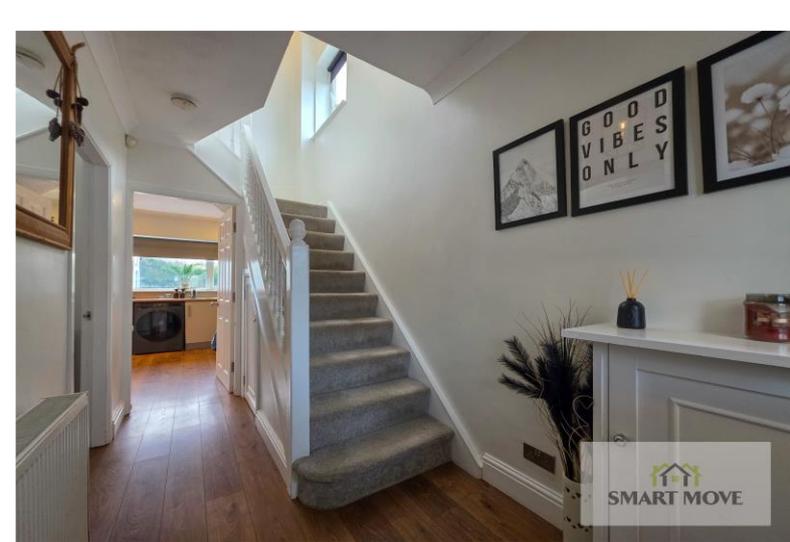
Asking Price **£250,000**



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Smart Move are delighted to present to the market the opportunity to purchase this well presented and deceptively spacious four bedroom semi detached house, located only a short stroll to Hesketh Bank village centre. The accommodation on offer within this amazing home has been greatly improved and extended, creating a home that will suit many buyers needs and is sure to impress once seen in person.

The internal layout of the property in brief includes: front porch which leads to the entrance hall with staircase leading to the first floor, lounge with feature log burner and a bay window looking to the front of the property, open plan modern fitted kitchen diner which has a open plan arch to the conservatory, first floor landing with stairs leading to both the ground and second floors, bedrooms one, two and three are on the first floor, as well as the family bathroom, whilst on the second floor is the spacious fourth bedroom, which has a three piece en suite shower and completes the accommodation.

Off road parking is available in front of the property for around three vehicles. To the right-hand side is an attached lean-to for useful storage and also for access around to the rear. The main garden is located to the rear and consists of a generous paved patio, established lawn with trees and shrubs bordering, timber decked sun terrace and a timber garden shed with light and power.

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 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.



*** Deceptively Spacious Semi Detached House**

*** Lounge, Open Plan Kitchen Diner & Conservatory**

*** Fourth Bedroom with En Suite to Second Floor**

*** Private Enclosed Rear Garden**

*** UPVC Double Glazing & Gas Central Heating**



*** Extended to the Rear & into Loft**

*** Three Bedrooms & Bathroom to First Floor**

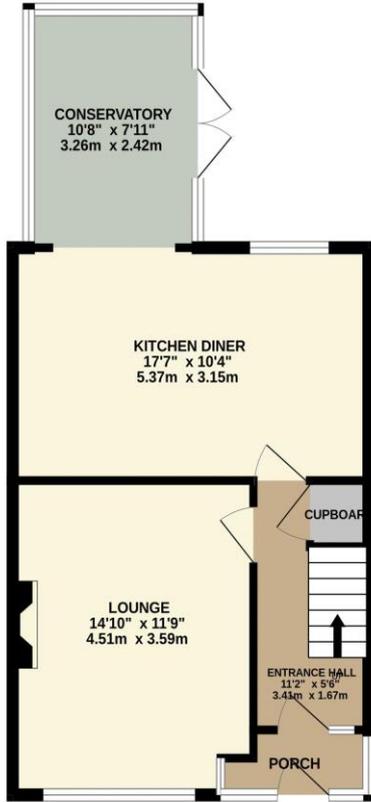
*** Driveway to the Front for around Three Vehicles**

*** Short Walk to Village Amenities, Shops & Bus Routes**

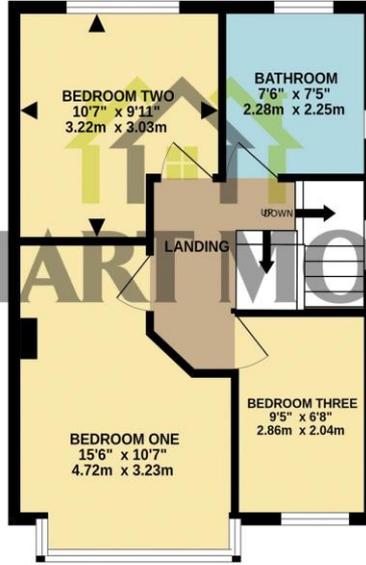
*** Freehold, Council Tax Band C & EPC Rating to Follow**



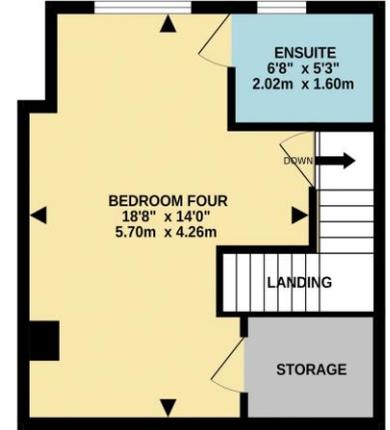
GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



2ND FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 1235 sq.ft. (114.7 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.