

Navigation Way,
Hesketh Bank


SMART MOVE



Asking Price **£220,000**



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Seeking a truly key-turn home that you can simply move your bags straight in to? Then look no further than this spacious three bedroom home, with accommodation laid over three floors and an open aspect to the front, viewing in person is the only way to do justice to all that it has to offer. The property is only less than 2 years old, meaning that it is sold with the remainder of the builders 10 year NHBC guarantee in place, giving added peace of mind to the new owners.

The internal layout of the property in brief includes: entrance hall, lounge with storage cupboard, inner hallway with stairs leading to the upper floors, two piece ground floor WC, modern fitted kitchen diner which has an excellent range of fitted eye and base level wall units, as well as French doors leading to the rear garden. To the first floor is a central landing with stairs to both the ground and second floors, two bedrooms and the family bathroom. The second floor is home to the principle bedroom, which has a three piece en suite shower room off.

Off road parking is available in front of the property for two vehicles, where there is also a EV charging point and a planted flower bed. Down the right-hand side is a paved path with gated access to the rear garden, which boasts a paved patio area and mature lawn, enclosed by a fenced perimeter.

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 and Dominos, 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.

A green banner containing the logo for SMART MOVE ESTATE AGENTS. The logo features a stylized house icon above the text 'SMART MOVE' in large, bold, white letters, followed by 'ESTATE AGENTS' in smaller white letters, and the tagline 'Your Local Agent' in white at the bottom.

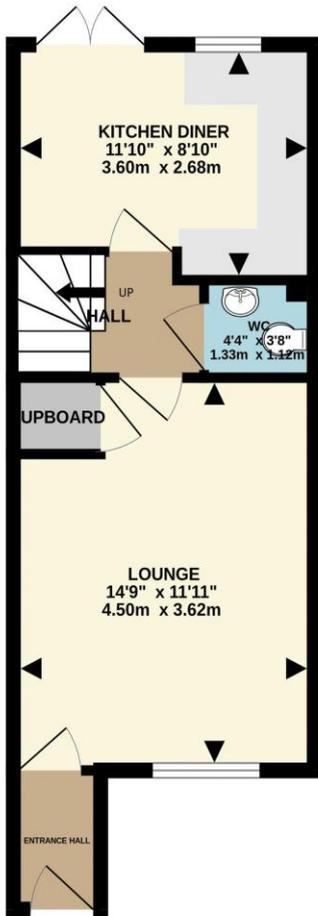


- * Built in 2024 with Remainder of 10 Year NHBC Guarantee in Place
- * Accommodation Laid over Three Floors
- * Ground Floor WC & First Floor Family Bathroom
- * Principle Bedroom to Second Floor with En Suite Shower Room

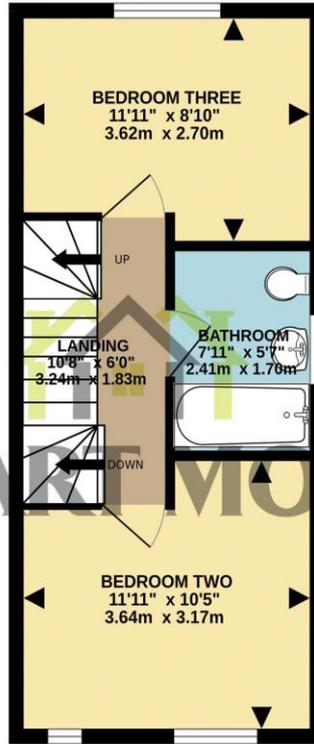
- * Open Aspect to the Front
- * Lounge & Separate Kitchen Diner
- * Two Double Bedrooms to First Floor
- * Two Parking Spaces to the Front with EV Charger
- * Freehold, UPVC DG, GCH, Council Tax Band C & EPC: B



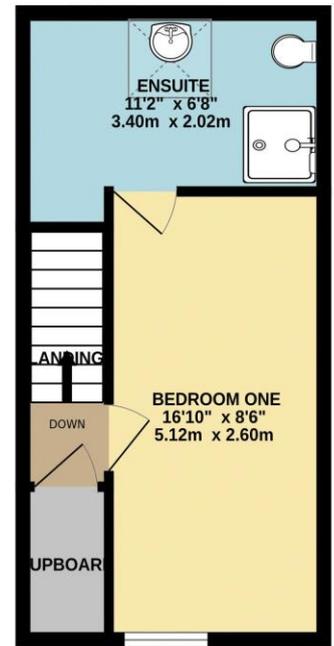
GROUND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



2ND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



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TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.