

**Beaconsall Gardens,
Hesketh Bank**


SMART MOVE

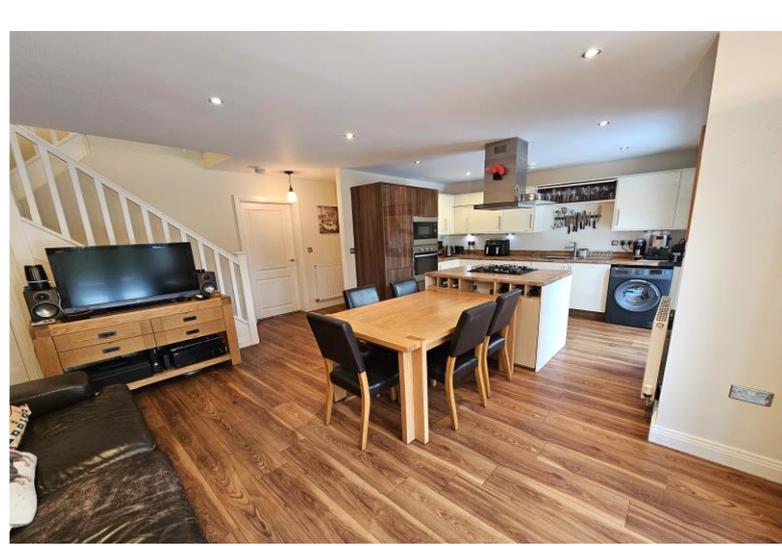


Asking Price **£299,995**



01772 811899

**www.smartmoveproperties.net
tarleton@smartmoveproperties.net**



Smart Move are delighted to present to the market For Sale the opportunity to acquire this modern four bedroom detached family home, on a small development, just a short stroll to village shops and amenities. Built in 2014, this well proportioned house is well worth your time to go see in person as it has been recently decorated throughout and is move-in-ready. Constructed to a high specification for modern family living, as well as keeping high energy efficiency in mind, we would recommend you go and see this impressive abode for yourself.

The internal layout of the property in brief includes: entrance hall, lounge, open plan family dining kitchen with two sets of French doors opening out to the rear garden, ground floor WC, first floor landing, master bedroom with Sharps fitted wardrobes and a three piece fitted en suite shower room off, three further bedrooms and the first floor family bathroom. Off road parking for 3 cars is offered on the double width driveway in front of the property as well as within the integral single garage, which is accessed through the remote controlled electric door from the driveway. Also in front of the property is a lawned garden and to the rear is a landscaped garden with paved sun terrace timber decking, slate chipped beds and a raised grass lawned area, all 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, 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.

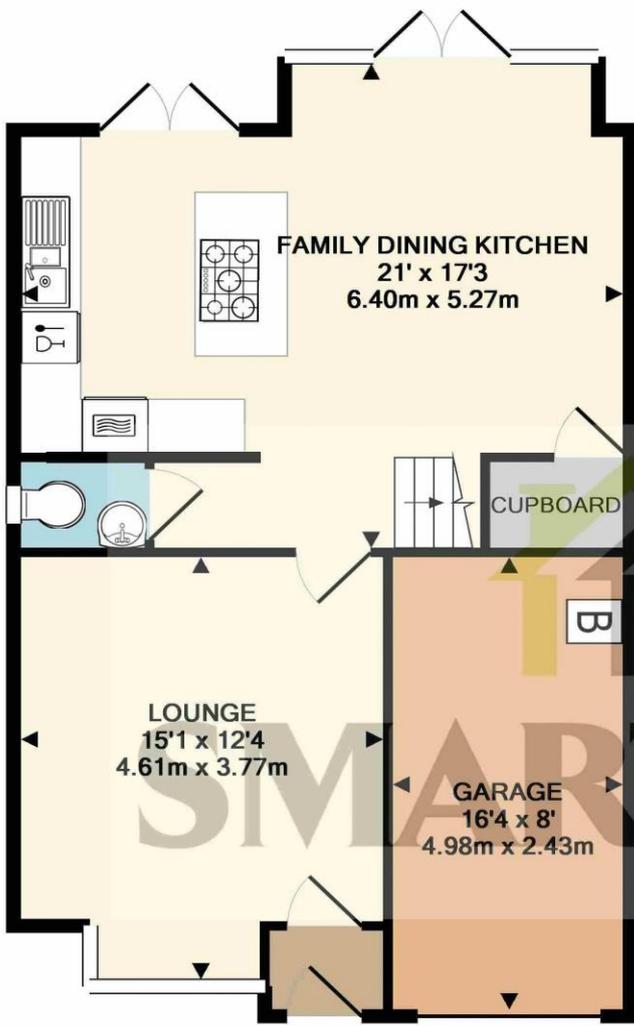




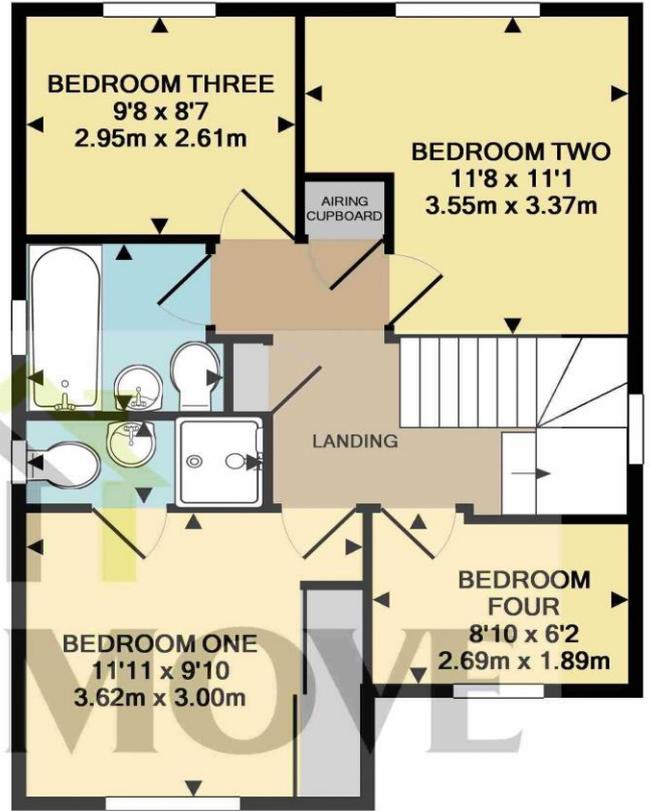
- * Four Bedroom Detached Family Home
- * Lounge & Open Plan Family Dining Kitchen
- * En Suite Shower Room to Master Bedroom
- * Private Rear Garden & Lawned Front Garden
- * Internal Inspections Highly Recommended

- * Recently Decorated Throughout
- * Ground Floor WC & First Floor Family Bathroom
- * Double Width Driveway plus Single Garage with Electric Door
- * Cul-de-Sac Walking Distance to Local Shops, Amenities and Schools
- * Freehold, Council Tax Band D & EPC Rating C





GROUND FLOOR
APPROX. FLOOR
AREA 642 SQ.FT.
(59.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 529 SQ.FT.
(49.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1172 SQ.FT. (108.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Beaconsall Gardens, Hesketh Bank

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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.