

**Norwood Avenue,
Hesketh Bank**


SMART MOVE



Asking Price **£195,000**



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Smart Move are delighted to present to the market this well presented and recently modernised semi detached true bungalow, which the current owner has lavished many upgrades on during their time here, making it a property that you can move straight into. Just some of the improvements recently made to the property are: new boiler (fitted 2021,) new three piece shower room, re-wire (except the kitchen,) decoration throughout and the garage has been replaced with a new garage, all of which show viewers just how well looked after this property is and that viewing it in person is well worth your time. Viewing is by appointment via Smart Move, so contact us now to arrange your tour.

The internal layout of the property in brief includes: entrance hall, fitted kitchen with external side access door leading to the driveway, separate lounge with feature fireplace, inner hall with access into the loft as well as a cupboard which houses the property's boiler (fitted 2021,) three piece shower room, bedroom one has sliding patio doors to the rear and bedroom two also has patio doors opening to the rear garden.

The outside of the property has been made quite low maintenance and boasts a gravelled front garden area with low level walled front boundary, paved driveway leading from the front and down the left-hand side of the property, allowing for ample off road parking. At the end of the driveway is a recently built detached single garage, accessed both via a up-and-over front door on the driveway, as well as through a side access door in the rear garden. The rear garden enjoys a sunny southerly direction and offers a paved patio area, open gravelled area and a raised bed at the end of the garden with slate chipping.

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.



*** Well-Presented Semi Detached True Bungalow**

*** Two Good-Sized Bedrooms**

*** Low Maintenance South Facing Rear Garden**

*** Gardens to the Front & Rear**

*** UPVC Double Glazing & Gas Central Heating (Fitted 2021)**

*** Lounge & Separate Fitted Kitchen**

*** Modernised Three Piece Shower Room**

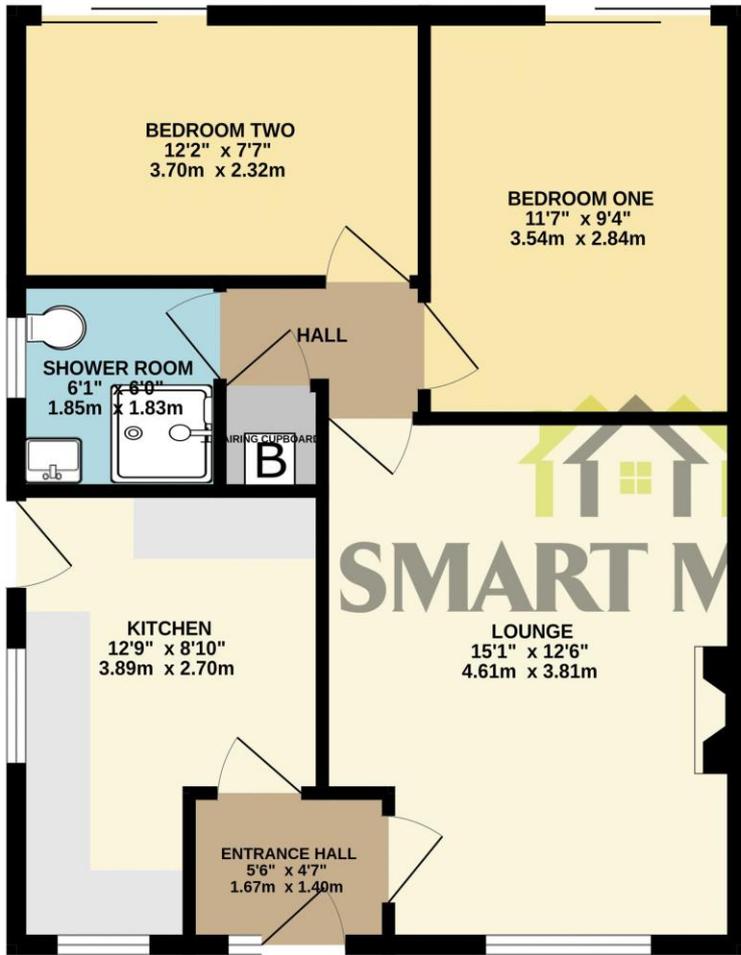
*** Driveway & Recently Built Detached Single Garage**

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

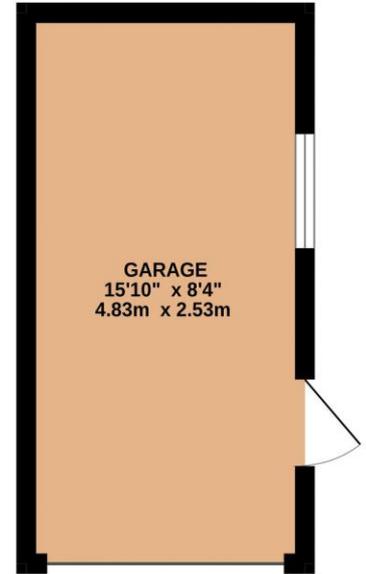
*** Freehold, Council Tax Band C & EPC: D (Rated Prior to New Boiler)**



GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



GARAGE
132 sq.ft. (12.2 sq.m.) approx.



SMART MOVE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 704 sq.ft. (65.4 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.