

**Chapel Road,
Hesketh Bank**


SMART MOVE



Asking Price **£169,950**



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Smart Move are delighted to present to the market "Shore End Cottage," a quaint two bedroom semi detached house with benefit of NO ONWARD CHAIN and an amazing semi rural setting location. This character property has been home to the same owner for around 25 years, which surly must highlight what a great place to live it is and it is now available for a new owner to take over and make the property their own. Viewings are by appointment via Smart Move and as there are scarce "affordable" homes for sale in the village, we recommend booking to see this one before it is snapped up.

You enter the property into the kitchen, which has a good range of fitted units and worksurface area and also includes all the white good and has a internal door to the lounge. The lounge boasts windows on two sides, exposed brick feature fireplace and a open staircase leading to the first floor, at the top of which is a landing area. To the first floor are two bedrooms (with fitted wardrobes in the main bedroom,) and the three piece first floor bathroom, which completes the accommodation.

The property occupies a corner plot, so while the address is Chapel Road, the driveway for off road parking is accessed off Shore Road and has a gated access to the property's garden, which also has a second gated entrance off Chapel Road. The garden is very well stocked and mature and is laid over two tiers with numerous plants, trees and shrubs bordering. There are also gravelled and slate chipped patio areas and a pathway leading from the property and down to the end of the garden. Within the garden are three timber garden stores / sheds, for useful storage.

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, 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.



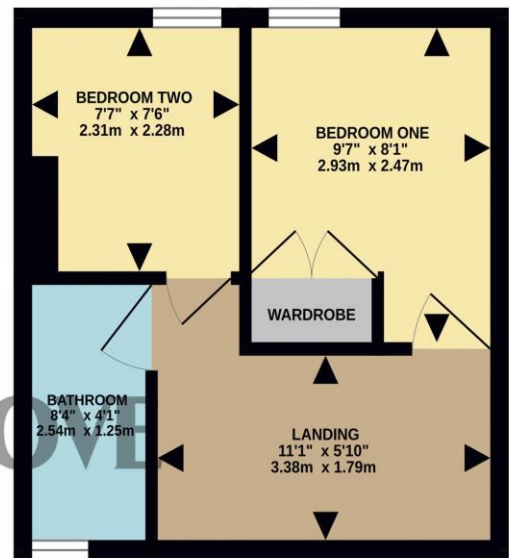
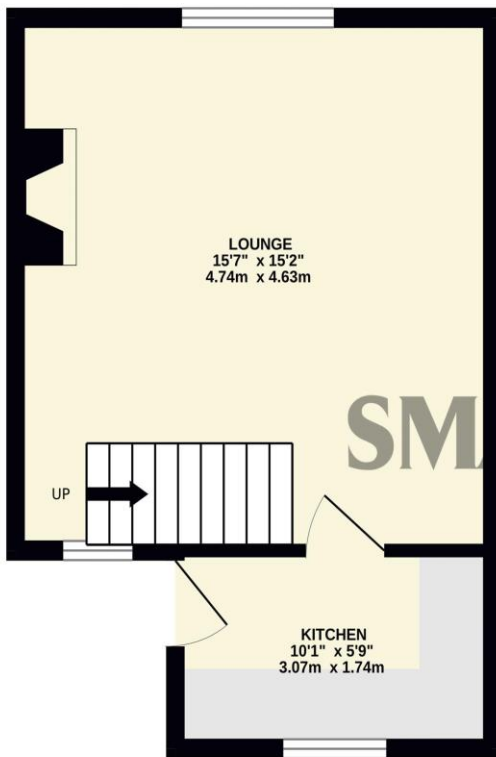
- * Semi Detached Cottage
- * No Onward Chain
- * Two Bedrooms & Bathroom to First Floor
- * Driveway for Off Road Parking
- * UPVC DG & GCH (Combi Boiler)

- * Semi Rural Setting
- * Lounge & Separate Kitchen
- * Mature Two Tier Private Garden
- * Tenure: Freehold
- * Council Tax Band B & EPC Rating D



GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.

1ST FLOOR
232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 520 sq.ft. (48.3 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		
81-91	B		90 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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.