

Navigation Way,
Hesketh Bank


SMART MOVE



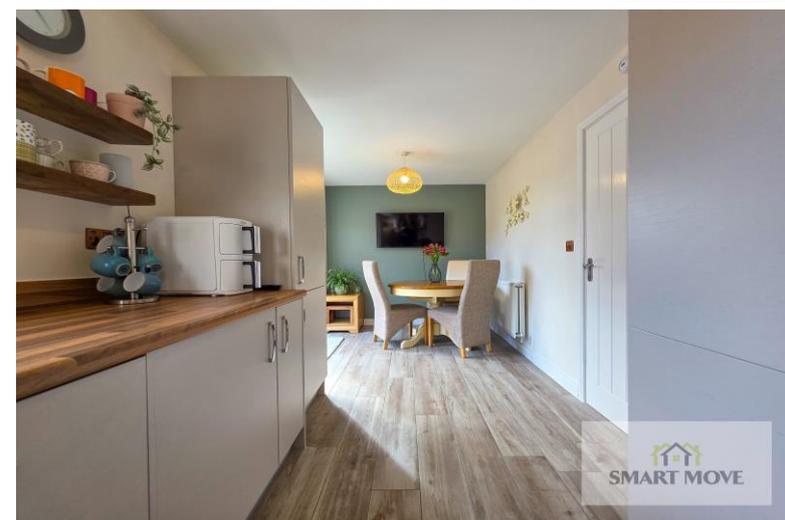
Asking Price **£240,000**



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Smart Move are delighted to present to the market this well presented semi detached home, which benefits from around 7 years NHBC guarantee still in place, as well as a newly decorated interior, landscaped garden and fitted bedroom furniture, all of which are sure to impress once seen in person.

The internal layout of the property in brief includes: entrance hall, lounge with feature fireplace, inner hall with staircase to the first floor, two piece ground floor WC, open plan kitchen diner boasting an excellent range of fitted eye and base level wall units and French doors opening to the rear garden, first floor landing with storage cupboard and loft access point, bedroom one has fitted wardrobes and a three piece en suite shower room off, bedroom two also has fitted wardrobes, bedroom three is fitted as a work from home space with fitted desk and storage and the three piece bathroom completes the accommodation.

Off road parking is available to the front of the property and includes two side-by-side block paved parking spaces with EV charger and planted flower bed as well as access into the attached single garage for additional parking, or useful storage. To the right-hand side there is a path leading round to the rear through gated access. The rear garden has been thoughtfully landscaped and incorporates an extended paved sun terrace, established lawn, further paved patio at the end of the garden, planted flower bed borders and 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.



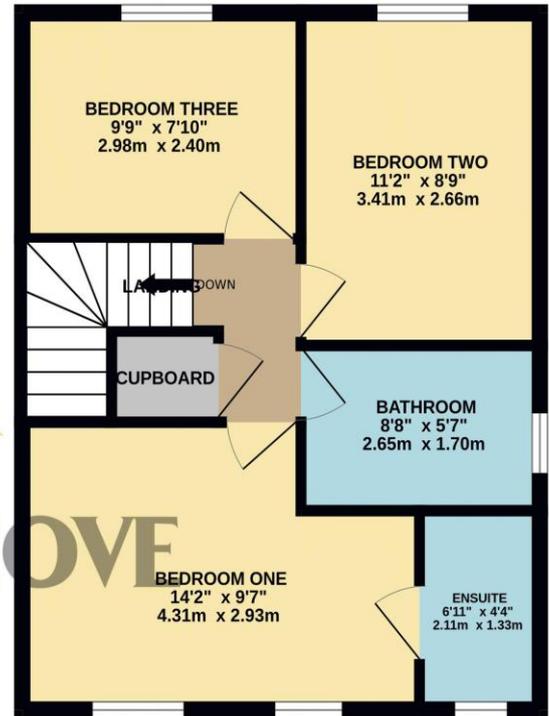
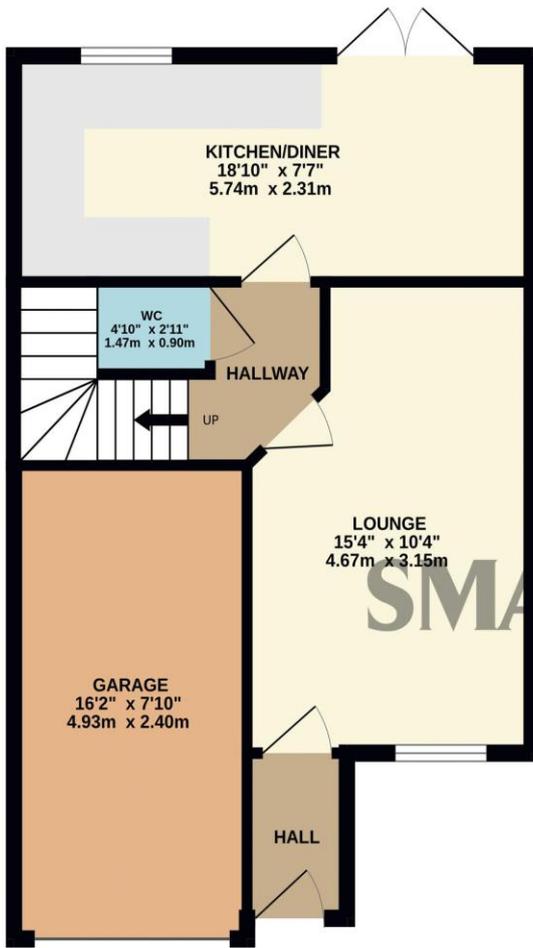
- * Modern Semi Detached House
- * Recently Decorated Throughout
- * Landscaped Rear Garden - Not Directly Overlooked
- * Ground Floor WC & First Floor Bathroom
- * Two Car Driveway, EV Charger & Single Garage

- * Built in 2023 with Remainder of 10 Year NHBC Guarantee Remaining
- * Well Presented Inside & Out
- * Lounge & Separate Kitchen Diner
- * Three Bedrooms with En Suite to Principle
- * Freehold, Council Tax Band C & EPC Rating B



GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.9 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	83 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.