

**Boundary Lane,  
Hesketh Bank**

  
**SMART MOVE**



**Asking Price £400,000**



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Seldom can you find a one-off property with quite such a high attention to detail, as this detached true bungalow. Built in 2023 and with the remainder of the builders 10 year guarantee still in place, this three bedroom home sets itself apart from the "standard" new builds, with just some of the highlights including: underfloor heating, solar panels, EPC rating of A, Farrow and Ball decoration, integrated appliances, feature coving and oak internal doors, to name but a few.

The internal layout of the property in brief includes: spacious entrance hall with loft access point, large open plan kitchen family room with bi-folds opening out to the rear garden, bespoke media wall with feature fire and a high specification fitted kitchen with quartz worksurfaces, breakfast bar and high quality appliances as well as bi-folding doors opening to the rear garden, three piece bathroom, principle bedroom with fitted wardrobes and three piece en suite shower room off, bedroom two also has fitted wardrobes, bedroom three and the integral garage complete the accommodation.

Off road parking is offered to the front of the property, both on the block paved driveway, as well as within the integral garage, accessed through an electric main front door and which benefits from an EV charging point inside. Also to the front of the property is a lawned garden with planted flower bed border and a path which leads to the front door, as well as paths down each side of the property with gated access. The main garden is located to the rear and offers three paved sun terrace / patio areas, lawned garden and an enclosed fenced perimeter.

Just some of the features included within this one-off new build home are: underfloor heating, solar panels, EPC rating of A, Farrow and Ball decoration, integrated appliances, all flooring included, feature coving, oak internal doors and EV charging point, to name but a few.

What 3 Words Location: To find the property using What3Words search: afflict.races.evaporate

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.



**\* Detached True Bungalow**

**\* High Specification Fitted Kitchen**

**\* Three Bedrooms - Fitted Wardrobes to Master**

**\* Driveway plus Integral Garage with Electric Door & EV Charging Point**

**\* Highly Energy Efficient with Underfloor Heating & Solar Panels**



**\* Amazing Open Plan Kitchen Family Room**

**\* Bespoke Media Wall & Feature Fire**

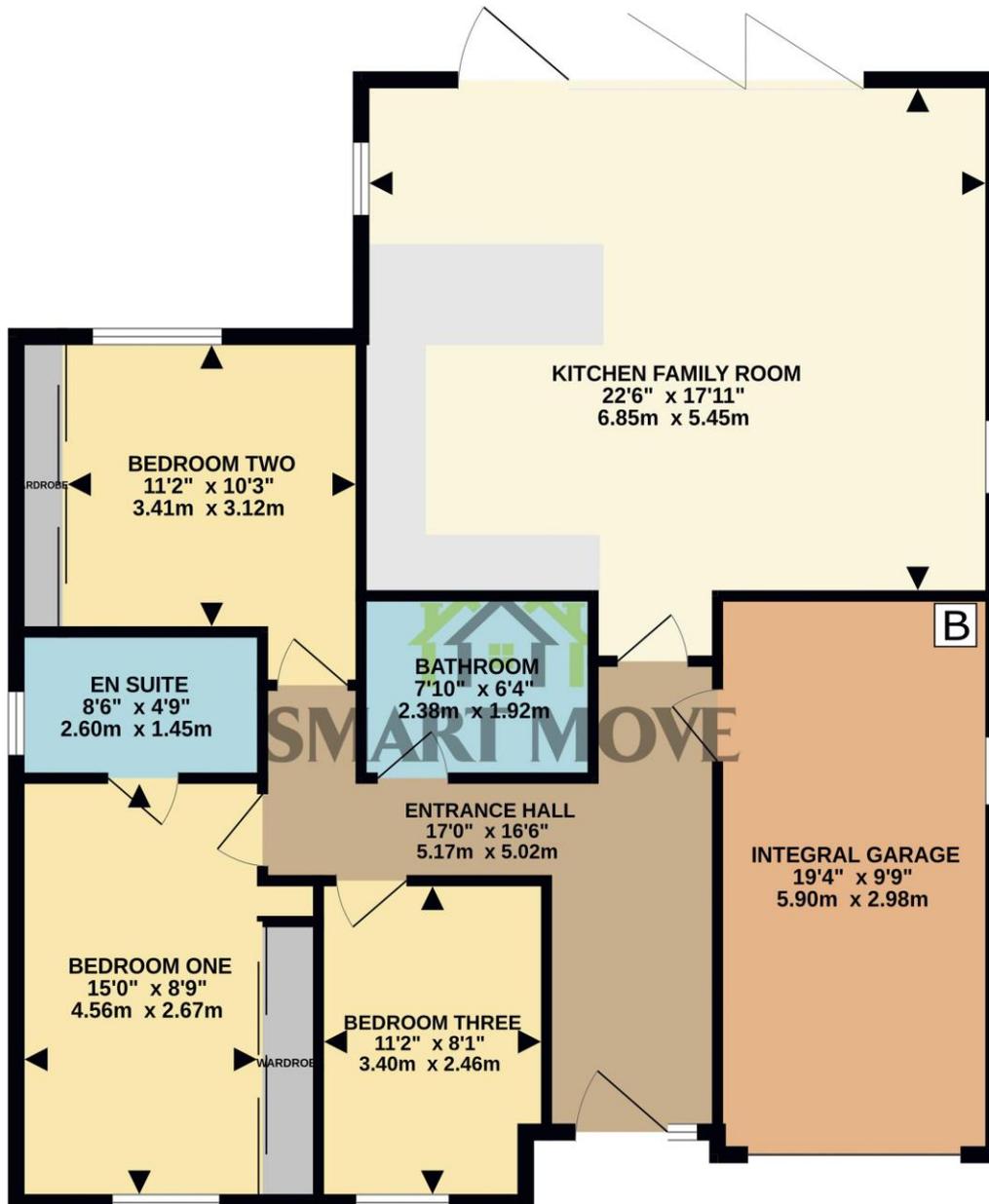
**\* Family Bathroom plus En Suite Shower Room**

**\* Private Enclosed Rear Garden with Patio & Lawn**

**\* Freehold, Council Tax Band D & EPC Rating A**



GROUND FLOOR  
1212 sq.ft. (112.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A	103 A	104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1212 sq.ft. (112.6 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.