



Asking Price £450,000

- Detached Bungalow with Paddock & Stables
- Spacious Living Room
- Three Double Bedrooms
- Generous Gated Driveway
- Established Gardens plus Paddock Beyond
- Plot of Approximately 3/4 Acre
- Upgraded Breakfast Kitchen
- Two En Suites plus Separate Shower Room
- Integral Garage with Loft Room Above
- UPVC Double Glazing, Oil CH & EPC - E

ACCOMMODATION

Entrance Hall 14' 11" x 7' 8" (4.543m x 2.347m)

Karndean flooring. BT point. Internal doors lead from the hall to the living room, kitchen, shower room, third bedroom and to the inner hallway.

Living Room 18' 6" x 15' 4" (5.627m x 4.676m)

TV point. Fitted feature fireplace with marble hearth and surround and with a living flame gas fire (bottle gas) inset. Two side facing windows in addition to the rear French doors which lead out to the rear garden.

Breakfast Kitchen 15' 11" x 13' 5" (4.841m x 4.082m)

The kitchen boasts a comprehensive array of modern high gloss handle-less units to both eye and base levels with free standing centre island unit. Incorporated within the kitchen is: a sunken 1 1/2 bowl sink, built in eye level AEG double oven, built in AEG induction hob with extractor hood above, integrated dishwasher and integrated fridge and freezer. French door to the rear. Window to the front elevation of the property. Internal doors to the entrance hall and also to the integral garage. Wall mounted intercom to the front gates.

Bedroom Three 11' 5" x 8' 10" (3.472m x 2.705m)

Window to the rear of the property. Fitted wardrobe, over bed storage and bedside cabinet.

Shower Room 8' 11" x 5' 9" (2.706m x 1.743m)

Three piece fitted suite made up of a shower cubicle, vanity unit hand wash basin and a low level WC. Part tiled walls and Karndean floor. Window to the side with frosted privacy glass. Built in linen / storage cupboard. Loft access point. Ladder style towel rail.

Inner Hall

Karndean flooring. Window looking out to the front of the property. Doors to the entrance hall and to bedrooms one and two.

Bedroom One 16' 5" x 14' 3" (5m x 4.355m)

Dual aspect room with windows to the front and side. TV point. Doors lead to the rooms en suite and walk-in wardrobe / dressing room.

Walk-in Wardrobe / Dressing Room 9' 11" x 4' 10" (3.031m x 1.485m)

Built in open clothes rails and shelves. Tiled floor.

En Suite 9' 9" x 6' 0" (2.984m x 1.83m)

Three piece bathroom suite which includes a P-shaped Jacuzzi bath with shower over and a curved shower screen door, pedestal hand wash basin and a low level WC. Fully tiled walls and tiled floor. Window to the side with frosted glass. Ladder style towel rail. Extractor fan.



Bedroom Two 12' 5" x 10' 9" (3.772m x 3.268m)

Window to the side. Fitted wardrobes and over bed storage.

En Suite 8' 11" x 4' 11" (2.71m x 1.507m)

Three piece fitted suite including a shower enclosure, pedestal hand wash basin and a low level WC. Part tiled walls. Window to the side with frosted glass. Extractor fan.

Integral Garage 19' 3" x 11' 6" (5.868m x 3.501m)

Electric up-and-over main front door accessed off the front driveway. Light and power. Window to the side. Rear access door to the rear garden. Loft ladder / steps to the loft room over the garage. Fitted wall units with work surface and an inset sink with spaces beneath to house a washing machine and a tumble dryer. Located within the garage is the boiler for the property's central heating system.

Loft Room 11' 10" x 7' 9" (3.603m x 2.362m)

Light and power. Access to further loft storage space. Velux window to the rear.

Exterior

The property occupies a plot of around 3/4 of an acre, with sweeping driveway, mature formal gardens as well as a paddock. Off road parking is offered to the front of the property on the gated driveway as well as within the integral single garage. Paved pathways with planted flower bed borders which open around to the rear garden. The main garden is located to the rear where you find a generous paved patio, timber decking, a timber potting shed with light and power and a mature lawn with numerous well stocked planted flower beds. The end perimeter of the garden is walled wrought iron double gates leading to the paddock. There is also a timber fixed ladder over the rear wall to the paddock.

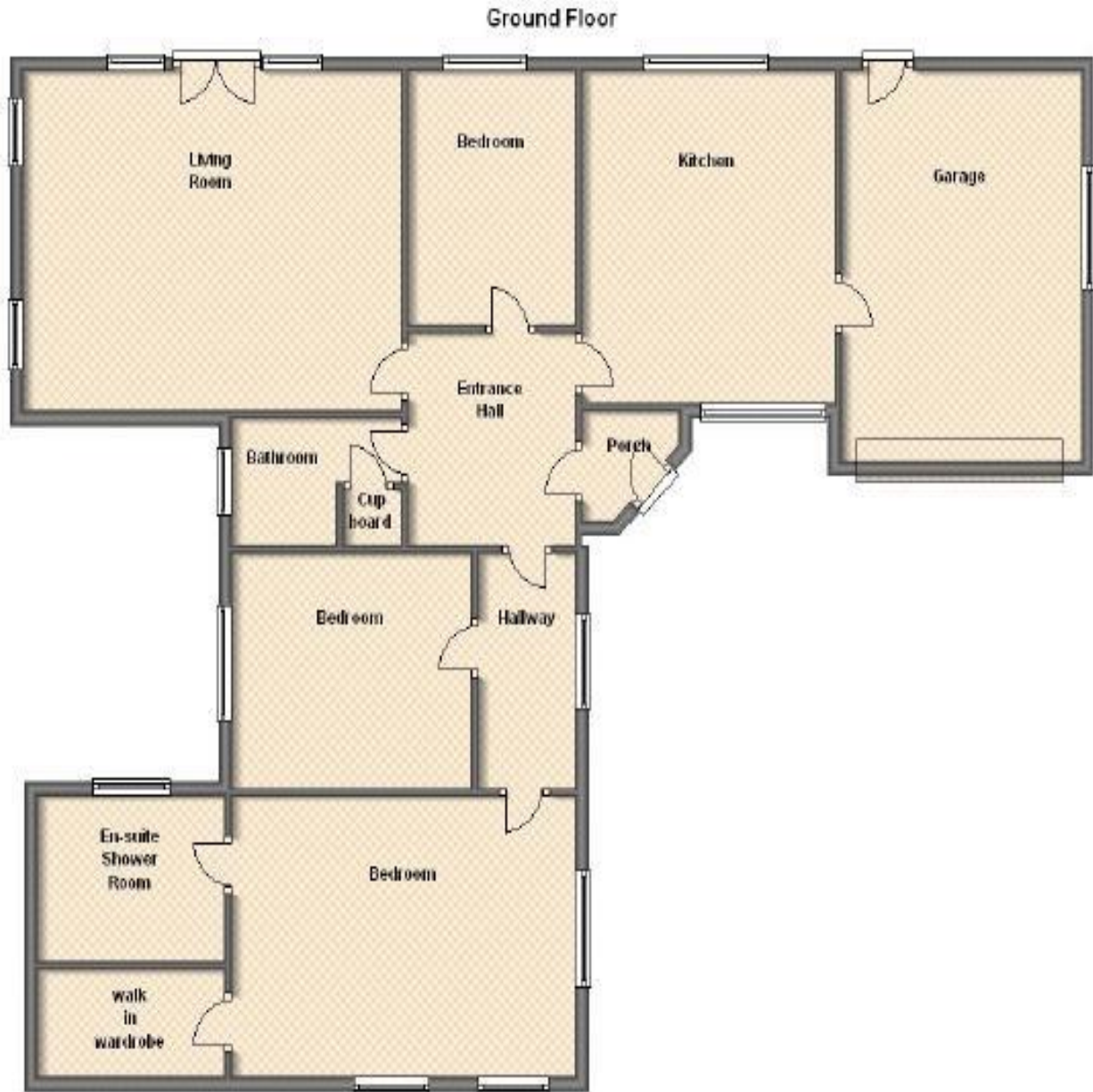
Paddock & Stables

The paddock is to the rear of the property and wraps around to the left-hand side also. The paddock is accessed through two sets of gates from the property, or through its own self contained gated entrance off Liverpool Road. The paddock is enclosed and enjoys rural views. Within the paddock is a detached triple stable block which benefits from light, power and water supply. NB: The current owners have 5 alpaca's and are open to separate negotiations should the new purchasers wish to include them within their purchase.





SMART MOVE



The plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using The Mobile Agent.

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.



SMART MOVE

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Energy Performance Certificate




Melrose
Liverpool Road
Tarleton
PRESTON
PR4 6HN

Dwelling type: Detached bungalow
Date of assessment: 2 October 2009
Date of certificate: 05-Oct-2009
Reference number: 8497-4226-2820-8406-7013
Total floor area: 152 m²


This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	44	51
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	41	46
(21 - 38) F		
(1 - 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	283 kWh/m ² per year	248 kWh/m ² per year
Carbon dioxide emissions	9.2 tonnes per year	8.1 tonnes per year
Lighting	£156 per year	£78 per year
Heating	£1262 per year	£1125 per year
Hot water	£254 per year	£254 per year

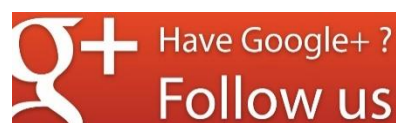
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome



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