

**Fairclough Drive,
Tarleton**


SMART MOVE



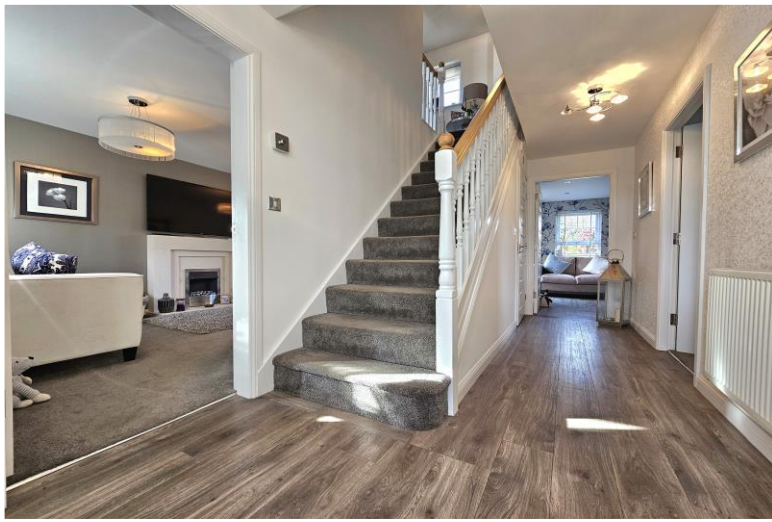
Asking Price **£374,950**



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Occupying one of The best plots on Barratt's Tarleton Lock development and overlooking the Leeds Liverpool canal to the front, this spacious four bedroom detached home is sure to impress once seen in person. This high specification former show home is presented to an aspirational standard throughout, with the intending purchaser benefiting from a bespoke décor selected by an interior designer, making this stunning home a real one-off which only seeing first-hand shall truly do justice to.

The internal layout of the property, in brief, includes: spacious entrance hallway with staircase to the first floor, dual aspect lounge, separate dining room, ground floor WC, stunning open plan family dining kitchen, first floor landing, master bedroom with fitted wardrobes and en suite shower room off, three further bedrooms (all with fitted wardrobes,) plus the first floor family bathroom.

Off road parking is available on two driveways, one to the front and one to the rear of the property, as well as within the single garage, located to the left-hand side of the property. As the property enjoys a corner plot, to the front and side boast landscaped garden area, whilst to the rear is a generous lawned garden, with well stocked planted borders and an enclosed perimeter. NB: Situated in the rear garden is a timber BBQ cabin which seats 10 and is available to be included in the sale by separate negotiation.

About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds Liverpool Canal. Within the village itself are a fantastic array of boutique independent shops, hairdressers, beauticians, takeaways and gift shops, as well as larger chains such as Aldi, Co-op and Spar, making this property within a "stones throw" of all local amenities.

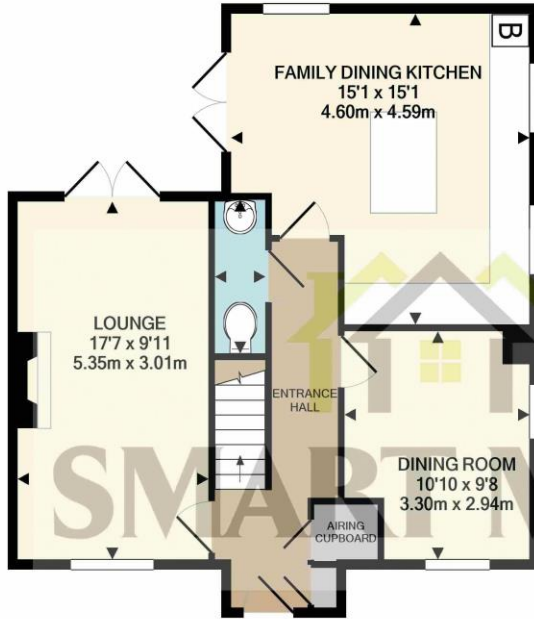
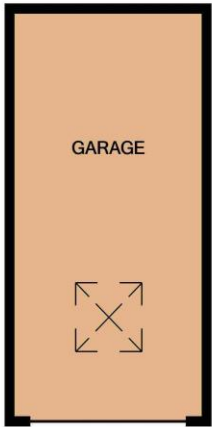




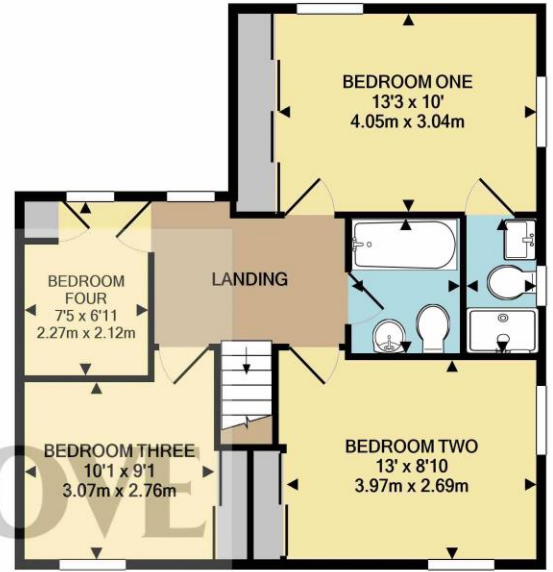
- * Modern Detached Four Bedroom Home
- * NO ONWARD CHAIN & Vacant Possession
- * Spacious Kitchen with Quartz Tops, Island Unit & Integrated Appliances
- * WC, Bathroom & En Suite Shower Room
- * Former Show Home

- * Enviable Corner Plot with Open Canal Views to the Front & Side
- * Dual Aspect Lounge & Separate Dining Room
- * Four Bedrooms (All with Fitted Wardrobes)
- * Two Driveways, Single Garage & Landscaped Private Rear Garden
- * UPVC Double Glazing, GCH & EPC Rating of B





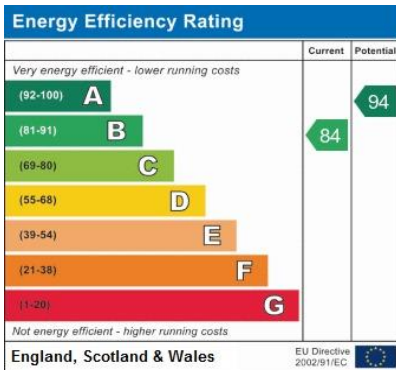
GROUND FLOOR
APPROX. FLOOR
AREA 794 SQ.FT.
(73.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 591 SQ.FT.
(54.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1385 SQ.FT. (128.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Address:
Fairclough Drive, Tarleton

rightmove



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.