

**Wilson Close,  
Tarleton**

  
**SMART MOVE**



Asking Price **£225,000**



**01772 811899**

**[www.smartmoveproperties.net](http://www.smartmoveproperties.net)  
[tarleton@smartmoveproperties.net](mailto:tarleton@smartmoveproperties.net)**





Enjoying an enviable corner plot on a quiet road road, this well presented semi detached bungalow is ideally suited to couple of single occupiers looking to downsize in the village, as few and far between are bungalows which are as well maintained as this. Internal inspection is by appointment only via Smart Move, so call us now to enquire further and book your tour on 01772 811899.

The internal layout of the property in brief includes: front porch with internal door to the central hallway which has a store / airing cupboard off, bedroom one is to the rear and has fitted wardrobes, bedroom two also has fitted wardrobes and is to the front of the property, three piece shower room, open plan dining area and lounge with a feature gas fire and glazed doors opening to the conservatory, which in turn has an external door to the rear garden, separate modern fitted kitchen and side porch / utility with external access door, which completes the accommodation.

As the property enjoys a corner plot location on the road, it has mature well stocked garden areas to the front, right-hand side, as well as to the rear. The front and side gardens include numerous plants, trees and shrubs, which are enclosed by a low level walled perimeter and there is also a gated path leading to the front door. The main garden is located to the rear and boasts a private low maintenance area with paved patio, gravelled beds and planted flower bed borders. Off road parking is available to the rear on the driveway, from which is access to the property's detached single garage, which has light, power and storage space in the vaulted ceiling space.

The vendor has informed us of the following points of interest for potential purchasers: \*the property is freehold and is on a water meter \*central heating boiler is sited in a cupboard in the kitchen and is not a combi boiler, with the water tank is in the loft space \*UPVC double glazing was updated post 2010 \*There is cavity wall insulation and loft insulation \*the loft is part boarded and has a pull-down loft ladder for access \*all fitted blinds to be included \*the gas and electric are on smart meters (currently with British Gas) \*council tax is band C

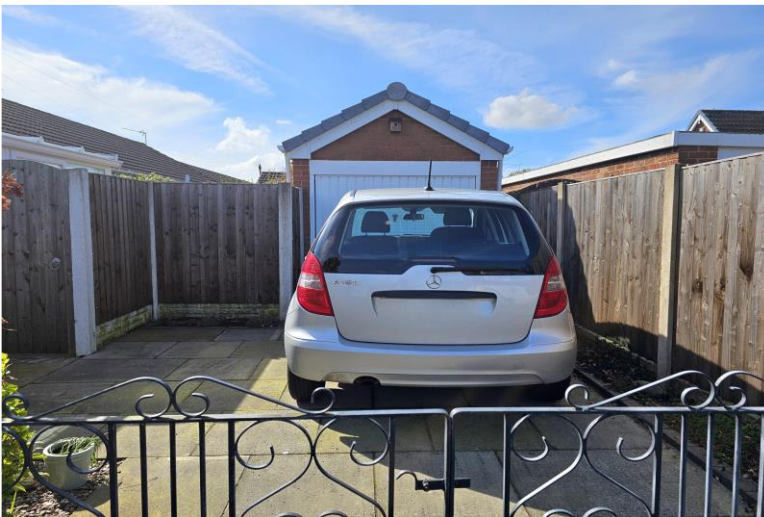
About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds 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 Co-op, Spar and Aldi.





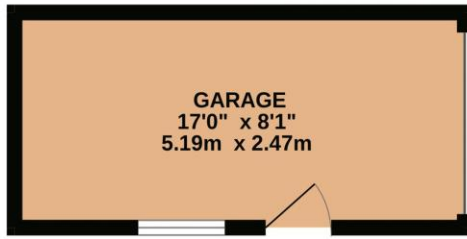
- \* Semi Detached TRUE Bungalow
- \* Well Maintained & Presented Throughout
- \* Modern Fitted Kitchen & Rear Porch / Utility
- \* Three Piece Fitted Shower Room
- \* Garden Areas to the Front, Side & Rear

- \* Corner Plot Location
- \* Open Plan Lounge, Dining Area & Conservatory
- \* Two Bedrooms - Fitted Wardrobes in Both
- \* Driveway plus Detached Single Garage
- \* Freehold, Council Tax Band C & EPC Rating of D



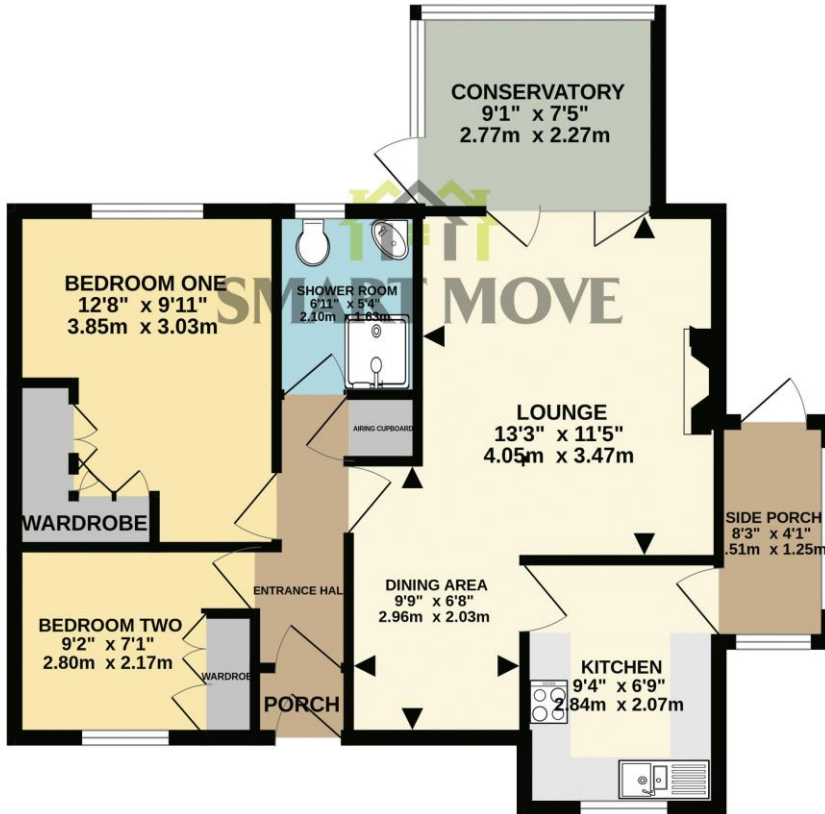


GROUND FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Address:  
Wilson Close, 09th



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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PRSP  
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.