

**Holly Grove,
Tarleton**


SMART MOVE



Asking Price **£265,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



Available for sale with benefit of NO ONWARD CHAIN and vacant possession, Smart Move are delighted to present to the market, this two bedroom detached true bungalow on Holly Grove, in Tarleton village. The property has been well looked after, making it clean, tidy and ready for the new owners to move straight into it, making early viewing strongly advised and sure not to disappoint. Viewing is by appointment only via Smart Move, so enquire now and book your viewing, before it is snapped up.

The internal layout of the property spans around 720 sq ft (excluding the garage) and in brief includes: entrance porch, which leads to the central hallway, bedrooms one and two are to the front of the property, four piece fitted shower room, lounge with feature gas fire and an open plan archway to the dining room, which in turn leads to the fitted kitchen and also has double doors to the conservatory to the rear of the property. NB: Access to the loft is via a pull-down loft ladder in the hallway and the loft has light, power and is boarded for storage.

To the front of the property is a landscaped front garden area, with gravelled beds, raised planters to the front boundary and a beautiful feature magnolia tree in the centre. Off road parking is available in front of the property on the block paved driveway, which then leads down the right-hand side of the property. On the driveway are double gates for access to the rear garden, as well as to the detached single garage. NB: The garage has light, power and storage in the rafter space and could be used for further additional storage. To the rear is a low maintenance, south-facing garden area, with paved and gravelled areas and raised flower bed borders with plants and shrubs.

The following is information provided by the sellers regarding some of the improvements made to the property: "we have replaced all the barge boards, fascias, soffits, gable-end cladding, guttering and downpipes on the bungalow and garage with UPVC. The garage doors have also been replaced. Work has also been done on the roof, including replacing the ridge tiles and chimney flashing. The Variflame gas fire in the lounge is also new, to replace the electric fire that was there before."

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 not far from local shops, bus routes amenities.



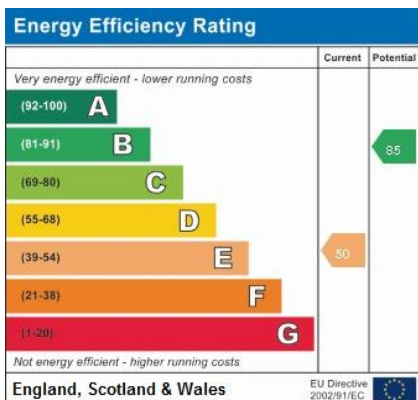
- * Two Bedroom Detached TRUE Bungalow
- * Lounge, Kitchen, Dining Room & Conservatory
- * Driveway & Detached Single Garage with Light & Power
- * Well Presented Throughout
- * Freehold, UPVC DG & GCH (Combi Boiler)



- * No Onward Chain & Vacant Possession
- * Modern Fitted Shower Room
- * Low Maintenance Landscaped Rear Garden - South Facing
- * Loft with Loft Ladder, Light & Power & Boarded for Storage
- * EPC Rating of E - Rated Prior to Improvements



GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



Address:
Holly Grove, 92th St

TOTAL FLOOR AREA : 720 sq.ft. (66.9 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.
Made with Metropix ©2024

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.