

**Brick Kiln Way,
Tarleton**


SMART MOVE



Asking Price **£300,000**



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This detached home is for sale with benefit of NO ONWARD CHAIN and vacant possession and as the current owners have added several upgrades during their time here, the property comes with a detached gym / garden room, fitted flooring throughout and fitted blinds and wardrobes, making it a real key-turn property that is ready to move straight into.

The internal layout of the property in brief includes: entrance hallway with staircase leading to the first floor, dual aspect lounge which spans the depth of the property and has a window to the front elevation as well as double doors opening to the garden, open plan kitchen diner which, same as the lounge, spans the depth of the property and boasts a excellent range of eye and low level wall units and has space for a dining table, separate utility room with external rear access door, ground floor WC, first floor landing with storage cupboard. bedroom one with open plan dressing area and fitted wardrobes, three piece en suite shower room, bedrooms two and three also have fitted wardrobes and the three piece bathroom completes the accommodation.

The property enjoys an enviable corner plot location, as well as a fantastic open aspect to the front over the river and farmland beyond, making viewing highly recommended. Outside there are low maintenance landscaped garden areas to the front and left-hand side. To the rear is a pathway, for easy access around the property, whilst the main garden is set to the right-hand side of the property and is made up of a artificial turned area and porcelain tiled patio. Within the garden is the detached gym / garden room, which has light and power and offers several possible uses. Off road parking is set to the right-hand side, where there is a driveway with EV charging point and the detached single garage for additional parking or useful storage.

How to Find the Property: For exact directions using What 3 Words, search keywords: clutches.paces.stray or follow the link: <https://w3w.co/clutches.paces.stray>

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.



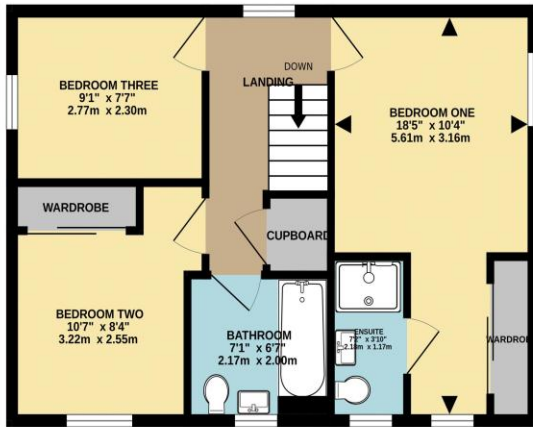
- * Modern Detached Corner Plot Home
- * Built in 2021 with Builders Guarantee Remaining
- * Detached Gym / Garden Room with Light & Power
- * Lounge, Kitchen Diner & Utility Room
- * Fitted Wardrobes, Blinds & Flooring all Included



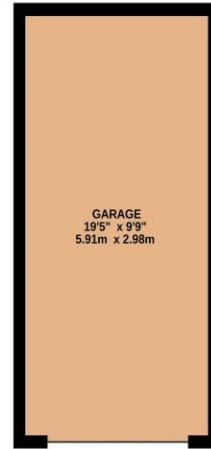
- * Open Views over the River Douglas & Beyond
- * Numerous Upgrades from New
- * Driveway & Detached Single Garage with EV Point
- * Ground Floor WC & First Floor Bathroom & En Suite
- * Freehold, UPVC DG, GCH, Council Tax D & EPC - B



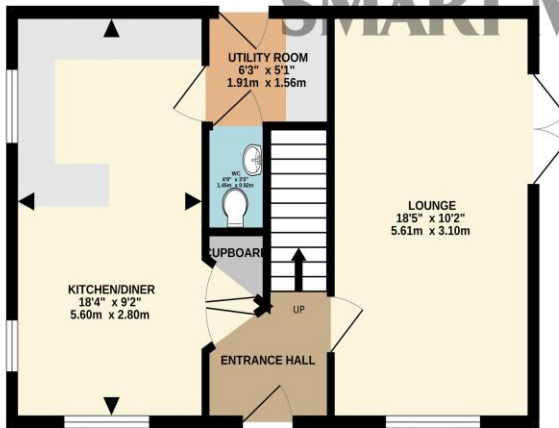
1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



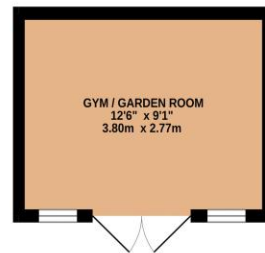
DETACHED GARAGE
190 sq.ft. (17.6 sq.m.) approx.



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



DETACHED GARDEN ROOM
114 sq.ft. (10.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		G4
(81-91)	B		G3
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1264 sq.ft. (117.4 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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Address:
Black Mt. Dr., Tarleton, PR4 6AT

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.