

**Hesketh Lane,
Tarleton**


SMART MOVE



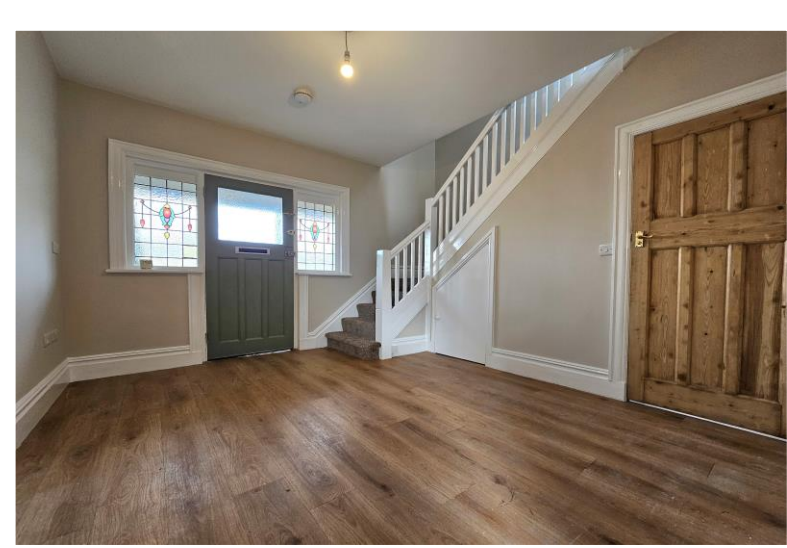
Asking Price **Monthly Rental Of £1,100**



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This three bedroom detached home is available To Let with an initial minimum term of 12 months yet with long term potential and shall be ready to move in to June 2024, as such enquire now before it is snapped up. Inside, the property has been modernised in recent years, affording the new tenants a spacious and well appointed interior which is ready to move straight into, as well as a generous floor area of around 1,261 sq ft

The accommodation in brief includes: front porch which leads to the spacious central entrance hall, ground floor WC, lounge, modern fitted kitchen with open plan arch to the dining room, rear porch / utility room, first floor landing, master bedroom with en suite shower room off, two further bedrooms and the first floor family bathroom. Outside the property is ample off road parking on the driveway, leading from the front and down the left-hand side of the property. The main garden is located to the rear and includes a patio area and low maintenance slate chipped areas, a fenced perimeter and two brick built attached garden stores.

Information for Potential Tenants: Transparency is extremely important to us. Outlined below is important information for potential tenants, prior to renting a property through Smart Move. Should you wish to reserve or "hold" a property via Smart Move, you must pay a holding fee of one weeks rent, whilst you undergo credit checks. Once you have passed credit checks, this holding fee will be deducted from the first month's rent. NB: The holding fee is non-refundable if the applicant pulls out on renting the property without good reason, or if they fail credit checks due to falsely supplied information. All tenants and guarantors must undergo full credit checks. On the day you move into a property, you must pay the first month's rent plus a security deposit / bond, which is usually the equivalent of one month's rent. The security deposit shall be returned to the tenant upon the end of the tenancy, if the property is left in the same good order as they moved into it.

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.



*** Three Bedroom Detached House**

*** Available from June 2024 & No Smokers**

*** Ground Floor WC & Utility Room**

*** Large Driveway for Off Road Parking**

*** Council Tax Band D**

*** Minimum 12 Month Tenancy with Long Term Potential**

*** Lounge & Open Plan Dining Room & Kitchen**

*** First Floor Bathroom & En Suite Shower Room**

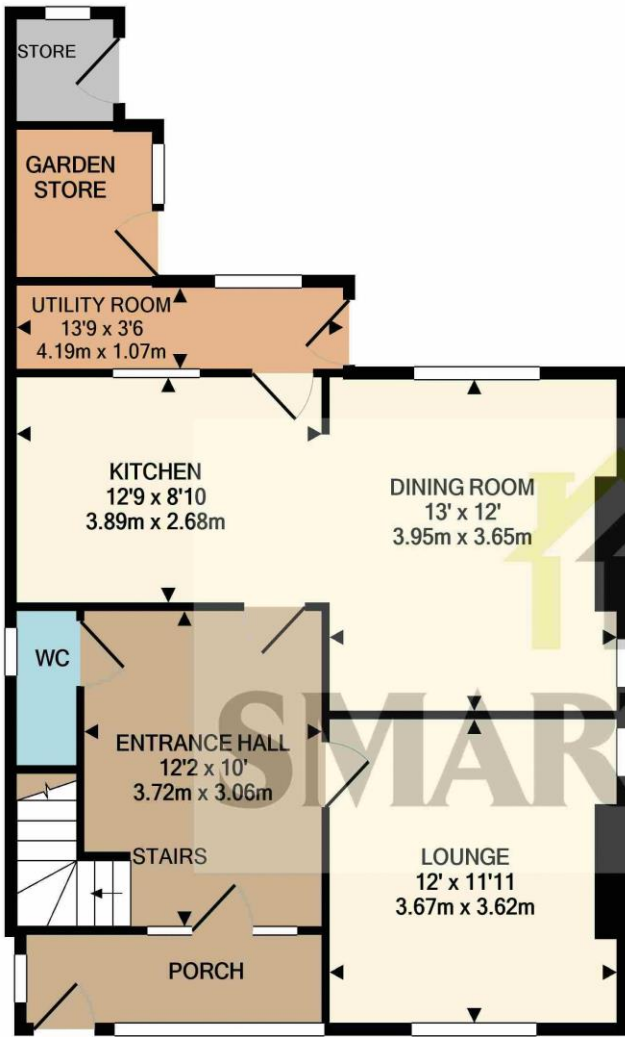
*** Rear Garden with Mature Lawn & Patio Area**

*** UPVC Double Glazing, GCH & EPC - D**

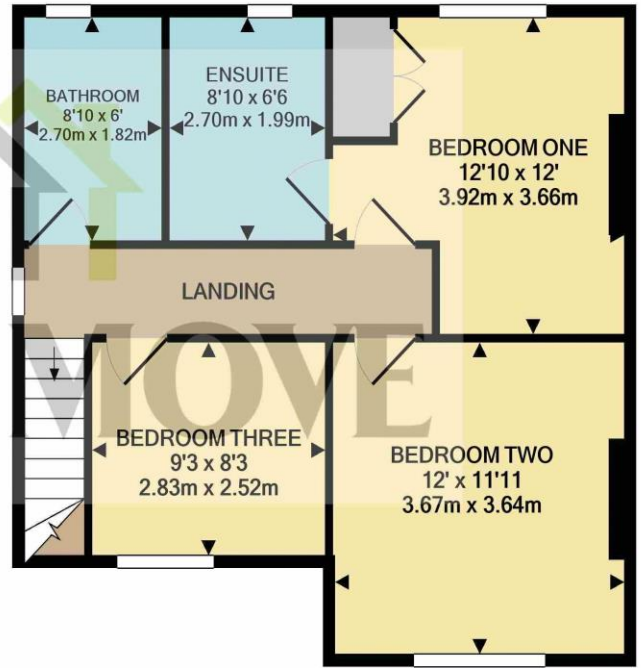


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Address:
Hesketh Lane, Tarleton



GROUND FLOOR
APPROX. FLOOR
AREA 705 SQ.FT.
(65.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 555 SQ.FT.
(51.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1261 SQ.FT. (117.1 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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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.