

**Canal Wharf,
Tarleton**


SMART MOVE



Asking Price **£259,500**



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As the road name "Canal Wharf" suggest, this superb four bedroom home is indeed located on a canal-side development called Tarleton Lock, making it pleasantly located and well worth your time to go see in person. This particular property benefits front being sold as FREEHOLD and with NO ONWARD CHAIN and vacant possession, making it readily available for the next lucky owners to move in without delay. The current owners have maintained the property to a high standard, making it a real key-turn property which is sure to impress once seen in person.

The internal layout of the property spans around 1,016 sq ft and in brief includes: entrance hallway with storage cupboard and staircase leading to the first floor, two piece ground floor WC, modern fitted kitchen with units along three sides, open plan lounge and dining area which has a built in storage cupboard and double doors leading out to the rear garden, first floor landing with loft access and a built in storage cupboard, bedroom one with three piece en suite shower room off, three further bedrooms and the three piece family bathroom completes the accommodation.

To the front of the property is a lawned garden area with mature hedged front boundary and a path leading to the property's front door. Off road parking is also available in front and down the right-hand side of the property on the driveway, off which there is gated access to the rear, for easy access around the property. The rear garden faces an easterly direction and has been landscaped to a high standard boasting: an extended Indian stone paved patio with path leading down the garden, low maintenance gravelled beds, established borders with feature exotic plants, trees and shrubs, central water feature with cascading waterfall and footbridge over the pond area, inset feature lighting for enjoying the garden in the evening and a fenced perimeter completes the rear garden.

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 the newly constructed Aldi, making this property within a "stones throw" of all local amenities.



* Four Bedroom Semi Detached Home - over 1,000 sq ft

* Impeccable Presentation Inside & Out

* Modern Fitted Kitchen & Separate Lounge Diner

* En Suite Shower Room to Master Bedroom

* Driveway for Off Road Parking

* FREEHOLD & NO ONWARD CHAIN

* Canal-Side Development

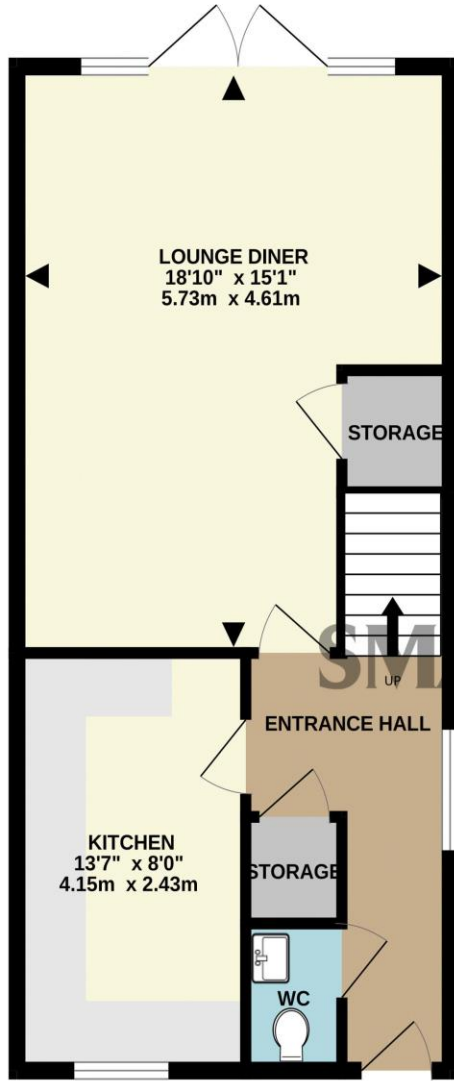
* Ground Floor WC & First Floor Family Bathroom

* East Facing Rear Garden - Landscaped with Amazing Water Feature

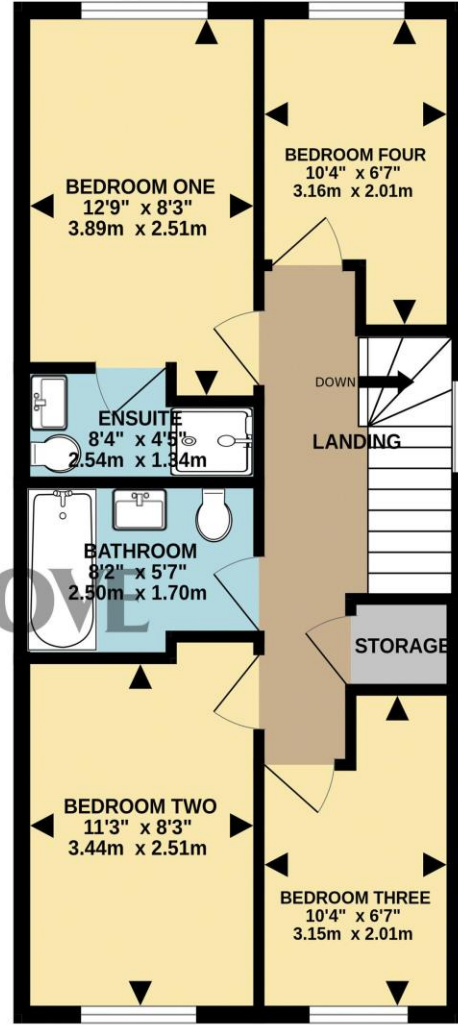
* UPVC DG, GCH, Council Tax Band C & EPC Rating of B



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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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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.