

**Edward Close,  
Tarleton**

  
**SMART MOVE**



Asking Price **£375,000**



**01772 811899**

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Located on the much sought after Rowland Bardsely development in Tarleton village, lies this greatly upgraded and immaculately presented four bedroom detached house. Set on a peaceful cul-de-sac and backing onto an open green space, this is one property which we can confidently say is well worth your time to go view first-hand, as few homes have been lavished with such comprehensive improvements as this superb family home. Just a handful of the recent improvements include: upgraded kitchen with curved units, granite tops and integrated appliances, all new bathrooms, fitted wardrobes in three of the bedrooms, professionally landscaped rear garden, new external plastics, new combi boiler fitted in 2021, bespoke oak and wrought iron staircase balustrade and new internal oak doors to the ground floor, with much more to appreciate once seen in person, so call Smart Move and book your viewing before the opportunity passes you by.

The internal layout of the property in brief includes: central entrance hallway with staircase to the first floor, ground floor WC, lounge, upgraded kitchen diner with open arch to the dining room, separate utility room, integral single garage, first floor landing, master bedroom with fitted wardrobes and en suite shower room off, bedroom two with fitted wardrobes, bedroom three also with fitted wardrobes, bedroom four and the first floor family bathroom completes the accommodation.

Outside the property is off road parking to the front on a double width driveway, as well as within the integral single garage. Also in front of the property is a lawned garden with planted borders, whilst the main garden is located to the rear and boasts an extended sun terrace and path leading around the garden, established lawn and numerous established plants, trees and shrubs bordering. The rear garden backs onto an open green space on the development, giving the garden a pleasant outlook and making it not directly overlooked. NB: The rear garden faces a west by south westerly direction, for afternoon and evening sun.

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.



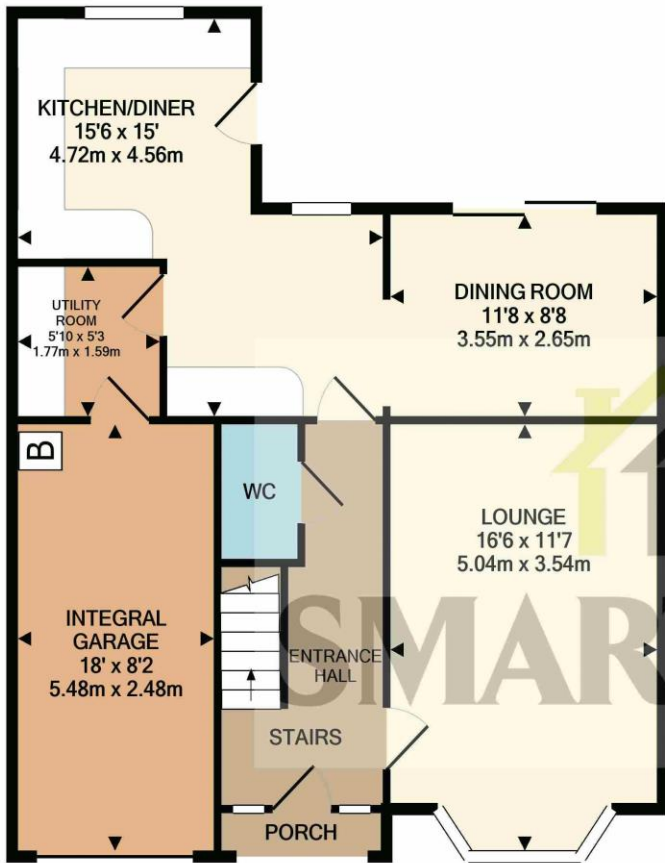


- \* **Four Bedroom Detached Family Home**
- \* **Mature Rear Garden Backing onto Open Green Space**
- \* **Lounge & Separate Dining Room**
- \* **Ground Floor WC & First Floor Bathroom & En Suite**
- \* **New External Plastics, UPVC DG & GCH (New Combi Boiler in 2021)**

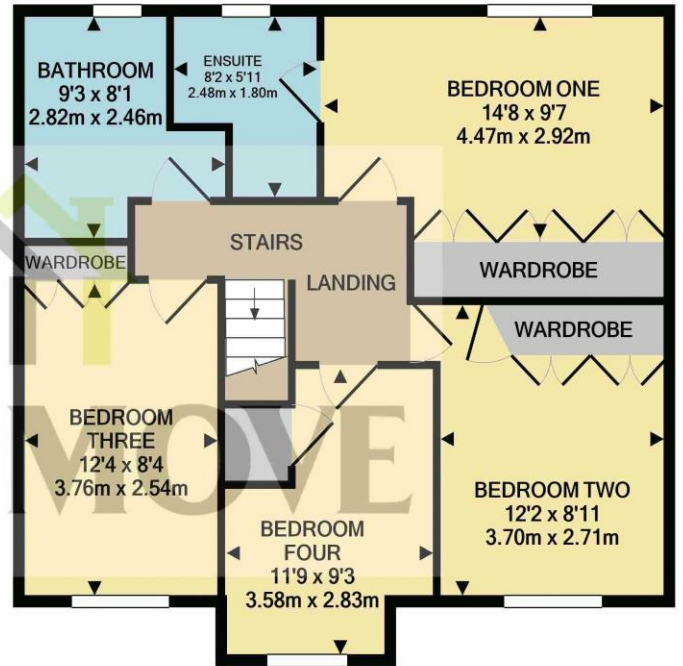
- \* **Upgraded & Improved Inside & Out**
- \* **Cul-de-Sac Location on a Popular Local Development**
- \* **High Spec. Kitchen Diner plus Separate Utility Room**
- \* **Double Width Driveway & Integral Single Garage**
- \* **Leasehold, Council Tax Band E & EPC: C**







GROUND FLOOR  
APPROX. FLOOR  
AREA 784 SQ.FT.  
(72.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 667 SQ.FT.  
(62.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1451 SQ.FT. (134.8 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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### Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83   B    |
| 69-80 | C             | 69   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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.