

**River View,
Tarleton**


SMART MOVE



Asking Price **£295,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



In an area where there are few detached true bungalows available, even fewer in number are those which are as well proportioned as this superb three bedroom bungalow on River View. This fabulous property is available with benefit of NO ONWARD CHAIN and is clean, tidy and well cared for, making it ready to move straight into, though there is certainly scope to put your own mark on the property, or possibly even extend (subject to planning permission,) making viewing highly recommended.

The property spans around 1,096 sq ft and in brief includes: entrance hallway with two built in storage cupboards and a loft access point, open plan lounge and dining room, separate fitted kitchen offering an excellent range of fitted eye and base level wall units on four sides and an external access door to the left-hand side of the property, four piece family bathroom, three bedrooms (with fitted wardrobes in the third bedroom,) and the attached single garage completed the accommodation.

The property enjoys an elevated position on a peaceful cul-de-sac, with the front of the property boasting ample off road parking on the paved driveway for around 4 vehicles, in addition to the attached garage. Also to the front there is a generous mature lawned garden and gated access to a pathway leading down the left-hand side of the property, for easy access around the property. The main garden is located to the rear and faces a westerly direction. Within the rear garden there is a large paved sun terrace, raised feature planted flower beds and numerous established plants, trees and shrubs, enclosed by a fenced perimeter.

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.

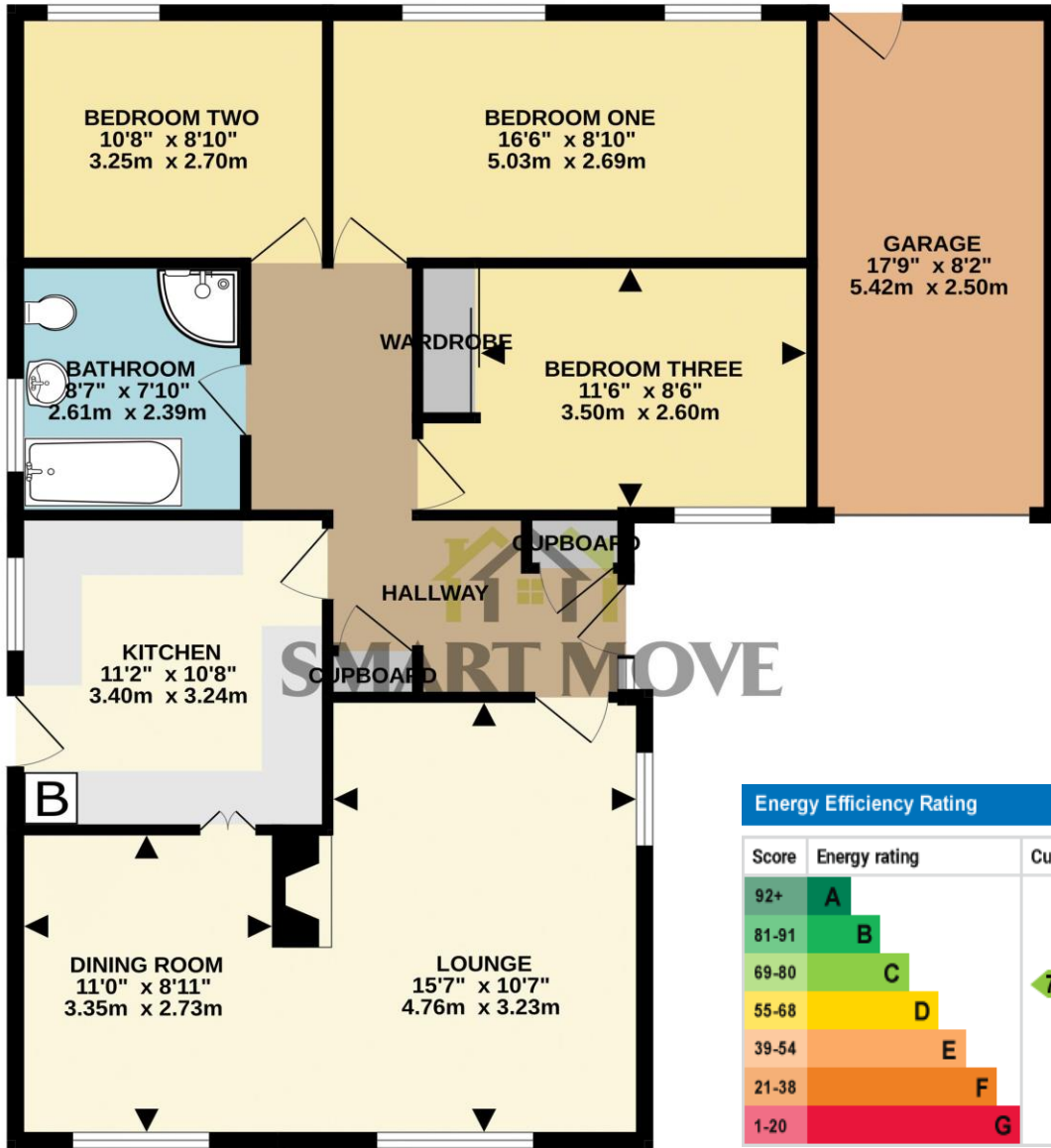


- * Spacious Detached True Bungalow
- * Cul-de-Sac Location
- * Separate Fitted Kitchen
- * Four Piece Family Bathroom
- * Lawned Front Garden & Low Maintenance Rear Garden

- * No Onward Chain & Vacant Possession
- * Open Plan Lounge & Dining Room
- * Three Bedrooms
- * Generous Driveway plus Attached Single Garage
- * UPVC DG, GCH, Council Tax Band D & EPC Rating of C



GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

TOTAL FLOOR AREA : 1096 sq.ft. (101.8 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.