

**River View,
Tarleton**


SMART MOVE



Asking Price **£259,500**



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Smart Move are delighted to present to the market the opportunity to purchase a detached family home on River View, which is sold with benefit of NO ONWARD CHAIN. This well proportioned three bedroom house enjoys a mature plot on the road, which offers much more outside space than most "New" homes do, meaning that it is a property that you can grow with and possibly extend (STPP.) Viewing is by appointment via Smart Move, so call our office to enquire further and book your tour.

The internal layout of the property in brief includes: entrance hall, lounge with built in storage cupboard, access to the inner hallway and an open arch to the dining room, modern fitted kitchen with external rear access door, first floor landing, three bedrooms, bathroom and separate adjacent WC complete the accommodation. NB: There is also an attached single garage, which currently offers useful storage or off road parking, but could also be potentially converted to additional living space (subject to planning permission.) To the front of the property is a mature lawned garden area, as well as off road parking on the paved driveway, for around 2 cars. There is also additional parking available within the attached single garage, which is accessed through an electric front garage door at the end of the driveway. The main garden is located to the rear and boasts a paved patio area, established lawned garden, feature willow tree and an enclosed perimeter of fencing and mature hedges.

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.





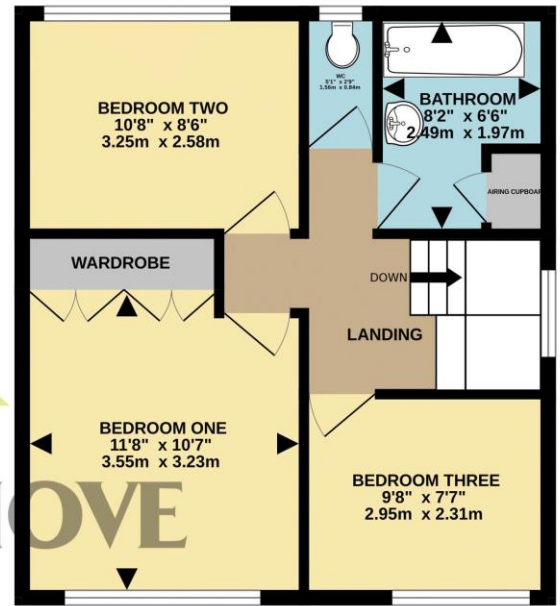
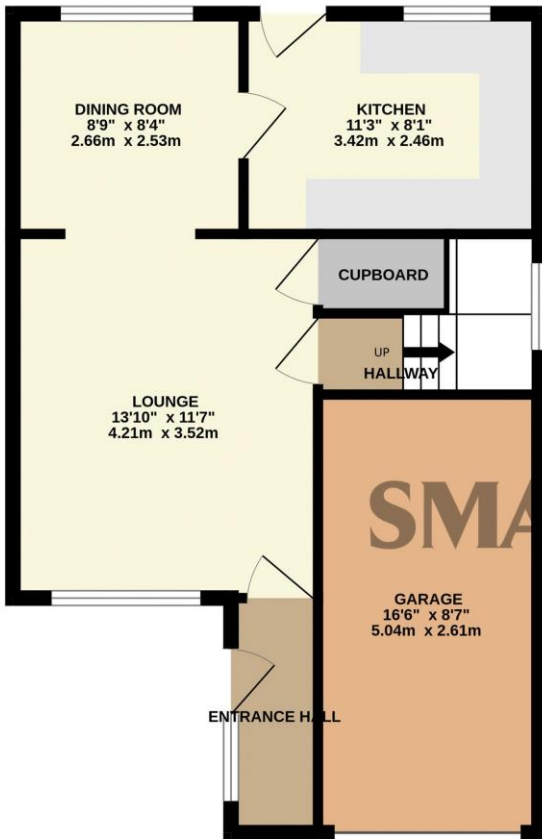
- * Three Bedroom Detached House
- * Driveway & Attached Single Garage
- * Generous Private Rear Garden
- * Three Bedrooms plus Bathroom to First Floor
- * Council Tax Band D

- * No Onward Chain & Vacant Possession
- * Lawned Front Garden
- * Lounge, Dining Room & Kitchen
- * UPVC Double Glazing & Gas Central Heating
- * EPC Rating of D (Rated Prior to Modernisation)



GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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.
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 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.