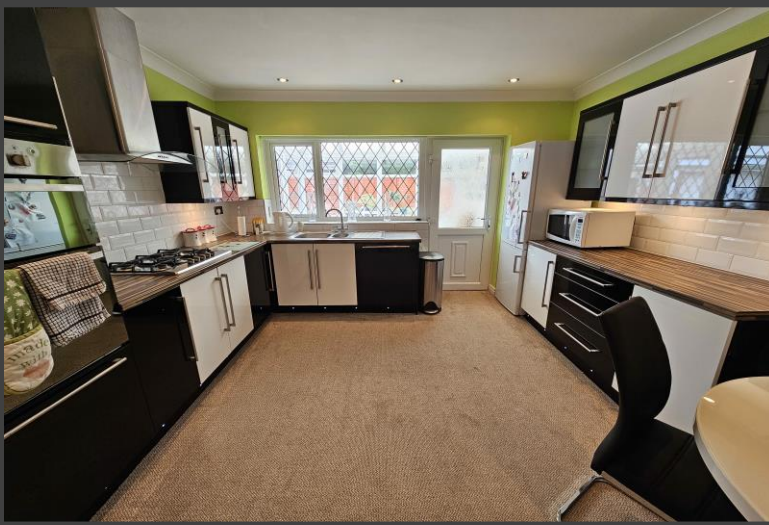


**The Cloisters,
Tarleton**


SMART MOVE



Asking Price **£245,000**



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The property that we are most often asked to find is a true bungalow in the centre of Tarleton village, within walking distance of local shops and amenities, making this two bedroom bungalow on The Cloisters likely to be snapped up quickly. This well presented semi detached bungalow is available with benefit of NO ONWARD CHAIN and has been well looked after and modernised, making it ready to move straight into.

The internal layout of the property in brief includes: entrance hall with loft access point, lounge with feature fireplace and double doors to the hall, open plan modern fitted kitchen diner, conservatory, bedrooms one and two (both of which have fitted wardrobes,) and the three piece shower room complete the accommodation. Outside the property there is ample off road parking on the tarmac driveway, which leads from the front and also down the left-hand side of the property. There is also additional parking within the single garage situated to the rear, which is accessed through an electric front garage door and has light and power inside. The rear garden is low maintenance and offers a generous paved garden area with raised flower bed and 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.





*** No Onward Chain & Vacant Possession**

*** Set Right in the Heart of the Village**

*** Lounge, Kitchen Diner & Conservatory**

*** Three Piece Shower Room**

*** Private Low Maintenance Rear Garden**

*** Semi Detached True Bungalow**

*** Highly Sought After Location**

*** Two Double Bedrooms - Both with Fitted Wardrobes**

*** Driveway & Single Garage for Off Road Parking**

*** Council Tax Band C & EPC tbc**



GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 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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SMART MOVE

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.