

**Sandringham Close,
Tarleton**


SMART MOVE



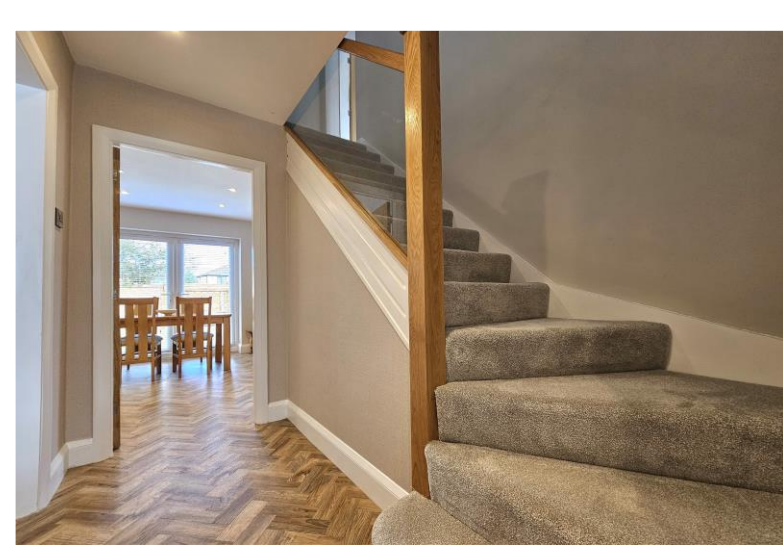
Asking Price **£395,000**



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Smart Move are delighted to present to the market this four bedroom detached family home, which is sure to impress once seen in person as it has recently undergone a comprehensive programme of modernisation, with new kitchen, bathrooms, flooring, internal oak doors and oak and glass staircase, to name but a few, making it a true key-turn property that is ready for new owners to move straight in.

The internal layout of the property in brief includes: entrance hallway with staircase to the first floor, two piece ground floor WC, formal lounge, open plan kitchen diner with open plan breakfast room off and two sets of French doors opening to the rear garden, integral single garage with space for a washing machine and dryer as well as an electric vehicle supply, first floor landing with loft access via a pull-down loft ladder, principle bedroom with three piece en suite shower room off, three further bedrooms and the four piece first floor bathroom completes the accommodation. There is ample off road parking to the front of the property, as the full width of the property has been made to hardstanding, in addition to the integral single garage for further parking. The main garden is located to the rear and boasts a paved patio area, established lawn, gravelled beds 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.





*** Comprehensively Modernised Detached Family Home**

*** Open Plan Kitchen Diner**

*** En Suite Shower Room to Primary Bedroom**

*** Private Enclosed Rear Garden**

*** UPVC DG, GCH & Council Tax Band E**

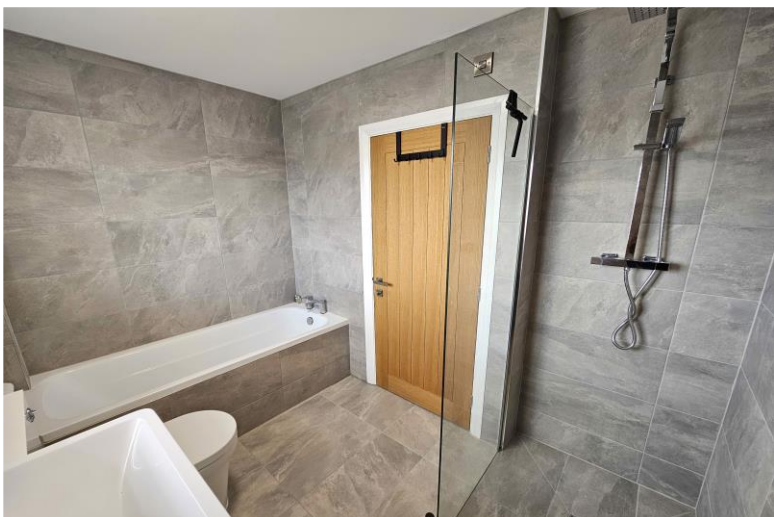
*** Formal Lounge**

*** Ground Floor WC & First Floor Bathroom**

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

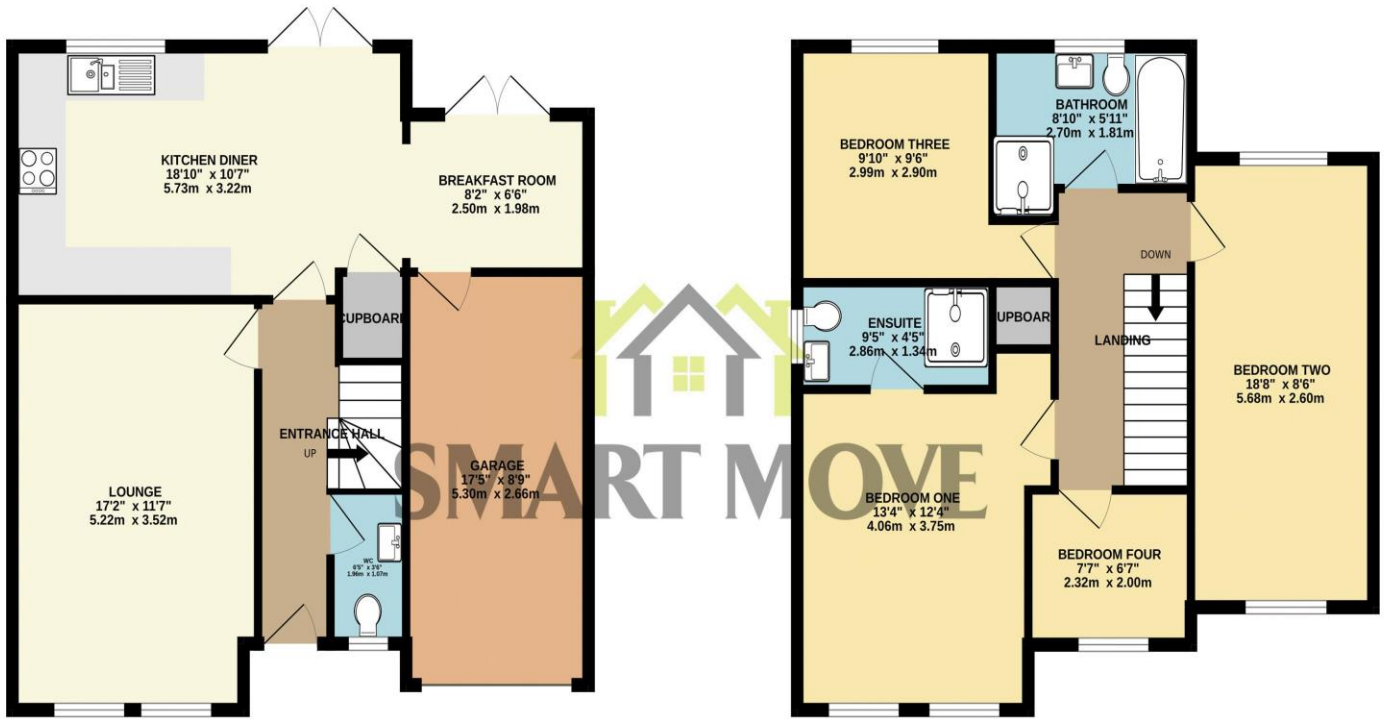
*** Short Walk to Village Centre Shops & Schools**

*** EPC: E - Rated Prior to Modernisation**



GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 1354 sq.ft. (125.8 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		
69-80	C		75 C
55-68	D		
39-54	E	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.