

**Trinity Walks,  
Tarleton**

  
**SMART MOVE**



Asking Price **£450,000**



**01772 811899**

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Smart Move are delighted to present to the market this new build detached dormer style home, which is one of only two being built, right in the heart of Tarleton village. Construction is underway, with completion summer 2024. Buyers reserving now will benefit from a choice of fixtures and finishes, such as kitchen, tiles, flooring etc., making it a home that you can create to suit your own taste. NB: As this is an active building site, viewings are strictly by appointment only.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, bedroom one with en suite shower room off, large open plan L-shaped kitchen diner and snug, separate utility / laundry room, first floor landing, bedroom two with en suite off, bedroom three and the first floor bathroom complete the accommodation.

Outside the property there is off road parking on the driveway to the front, which can accommodate two vehicles side-by-side. The main garden is located to the rear and includes a paved sun terrace / patio and lawn, enclosed by a fenced perimeter with gated access to the side.

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 only a short distance of all local amenities.





**SMART MOVE**  
ESTATE AGENTS  
Your Local Agent

**\* New Build circa 2,000 sq ft - One of Only Two**

**\* Under Construction - Ready Summer 2024**

**\* Separate Utility / Laundry Room**

**\* Bedroom Two to First Floor with En Suite**

**\* Double Width Driveway & Private Rear Garden with Patio & Lawn**

**\* Detached Dormer Bungalow / House**

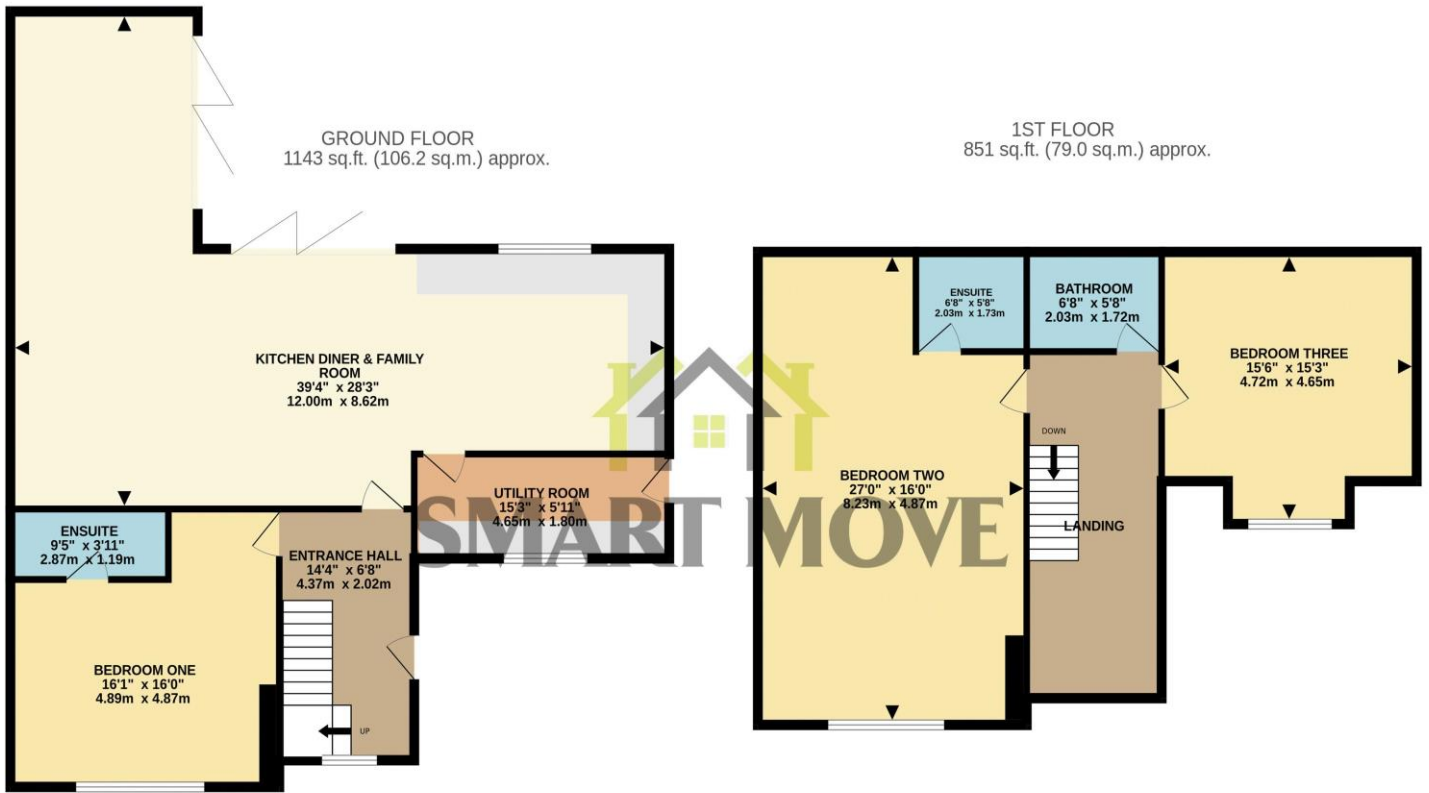
**\* Open Plan L-Shaped Kitchen Diner & Family Room**

**\* Ground Floor Bedroom with En Suite Shower Room**

**\* Bedroom Three to First Floor plus Bathroom**

**\* Integrated Appliances, Quartz Worksurfaces & Flooring all Included**





TOTAL FLOOR AREA: 1994 sq.ft. (185.3 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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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.