

**The Marshes Lane,
Mere Brow**


SMART MOVE



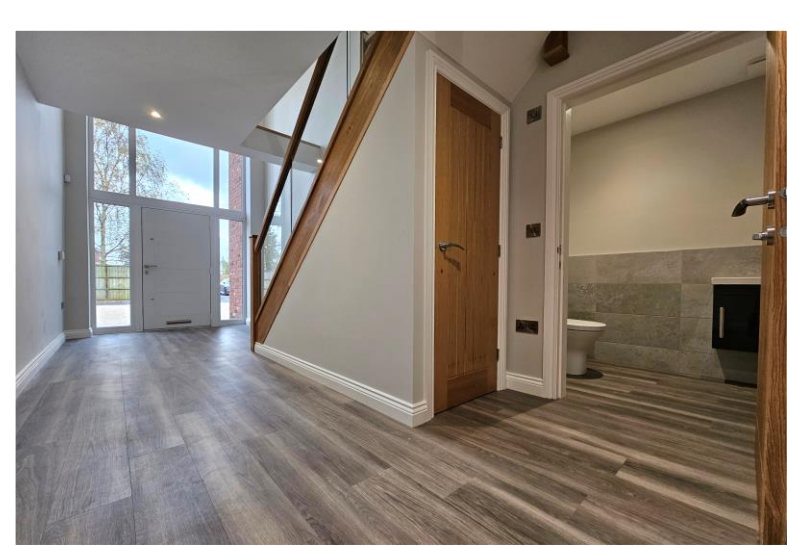
Asking Price **£595,000**



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Enjoying a set-back "hidden from view" location off The Marshes Lane, this newly constructed detached home is one of only two being built, and as such offers buyers the illusive find of being a new build home, but NOT being on an estate. As standard, buyers will benefit from: all appliances included, granite / quartz kitchen work surfaces, underfloor heating to the ground floor and radiators to the first, built-in media wall with feature fire, all floorings included and oak internal doors, to name but a few.

The internal layout of the property in brief includes: entrance hall with staircase to the first floor, ground floor WC, lounge / snug, large open plan kitchen family room which spans the full width of the house and has a built-in media wall and a large store cupboard, separate utility room, integral garage, first floor landing with large window to the front elevation of the property, bedroom one with dressing room and en suite shower room off, bedroom two also with an en suite, two further double bedrooms and the family bathroom completes the layout.

Off road parking is available to the front of the property, both on the double width resin driveway, as well as within the integral garage. To the rear is a private enclosed garden with Indian stone flagged sun terrace and lawned garden with fenced perimeter.

As the property is set-back, for exact location / directions, follow this link to What3Words: <https://w3w.co/power.workouts.escalates>

About the Local Area: Mere Brow is a small village in Lancashire, England, situated between Tarleton and Banks, just off the A565 road. It is 6 miles (9 km) east of Southport and 10 miles (15 km) south west of Preston. It is administered by the West Lancashire Borough Council and the Tarleton parish council. It is in the West Lancashire parliamentary constituency. Mere Brow is the second largest village in the parish of Tarleton, the largest being Tarleton and the smallest being Holmes and Sollom. Within the village is a primary school, pub, local shop and the Leisure Lakes complex with such recreational activities as: Southport Golf Academy, equestrian facilities and jet skiing, making Mere Brow a great place to live.



*** Detached New Build House - 4 Double Bedrooms**

*** Set-Back Location**

*** Large Open Plan Kitchen & Family Room**

*** WC, Two En Suites & Family Bathroom**

*** Carpets & Amtico Flooring Included**



*** No Onward Chain & Vacant Possession**

*** Popular Semi Rural Village**

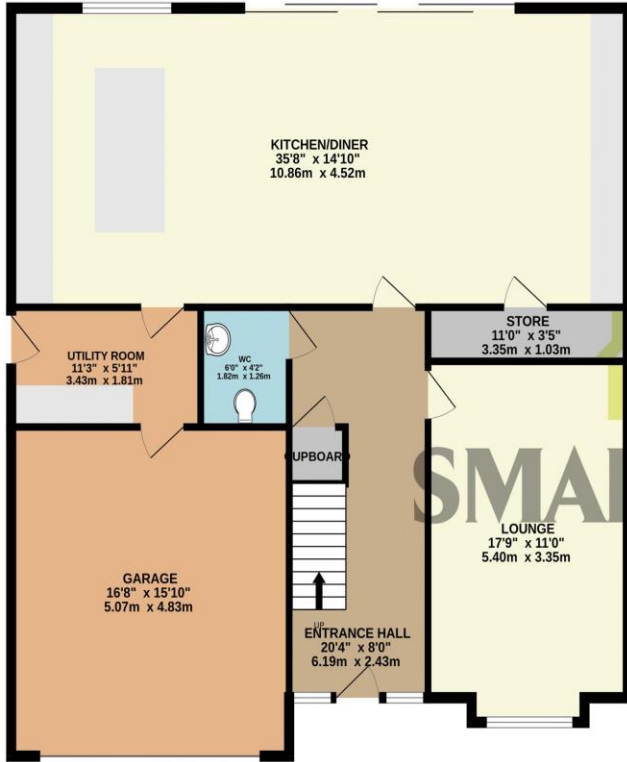
*** Separate Lounge**

*** Resin Driveway plus Large Integral Garage**

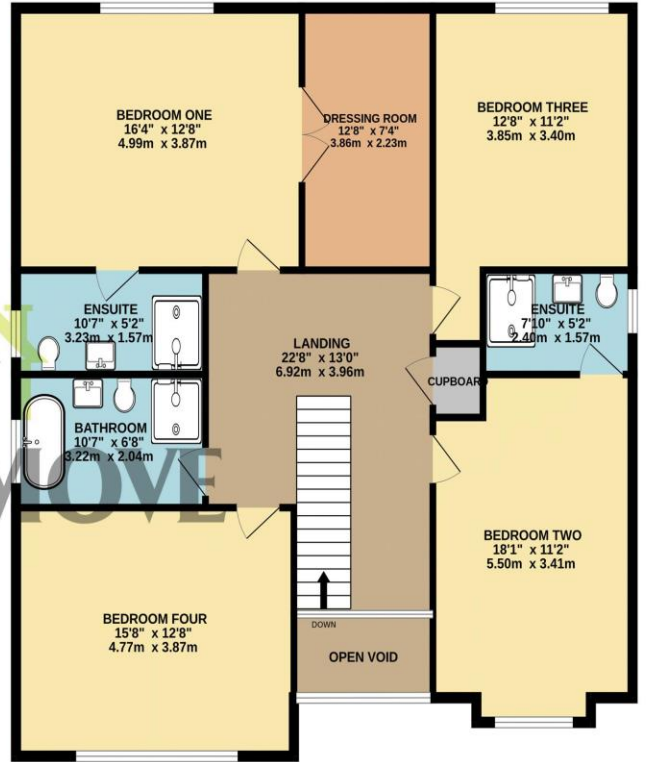
*** Freehold, EV Charging Point & High EPC Rating of B**



GROUND FLOOR
1350 sq.ft. (125.4 sq.m.) approx.

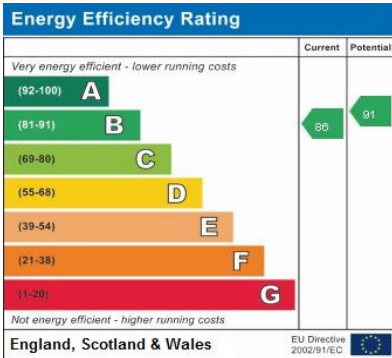


1ST FLOOR
1350 sq.ft. (125.4 sq.m.) approx.



TOTAL FLOOR AREA: 2700 sq.ft. (250.8 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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Address:
The Marshes Lane, 21 u Brow



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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.