

**The Mews, Carr Lane,  
Tarleton**

  
**SMART MOVE**



Asking Price **£385,000**



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The Mews is a small select development of just 8 individually designed homes, each different to the next, making this property a real one-off. Internal inspection is highly recommended as only seeing this property in person shall truly do justice to the well presented and generously proportioned accommodation within, as well as the pleasant location that being on such an exclusive development affords.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor and a built in storage cupboard beneath, spacious main lounge with feature fireplace, separate dining room, conservatory with French doors opening out to the rear garden, spacious modern fitted kitchen diner with integrated white goods, ground floor WC, first floor landing, bedroom one with fitted wardrobes and three piece en suite shower room off, three further bedrooms, two of which are good size doubles and the family bathroom completes the accommodation.

You enter the development along a shared communal paved driveway, for easy access around the development and to this property, which is number 5 The Mews. In front of the property there is a open parking area, which is shared with the adjoining property, as well as a private landscaped front garden area, with walled boundary and a pathway leading to the front door. The main garden is located to the rear and enjoys a sunny southerly direction which includes an extended paved sun terrace, low maintenance artificial turfed area, well stocked planted flower bed borders and a door for easy direct access into the double garage, which is detached from the property and situated to the rear, with access to the double garage off the shared communal driveway through two up-and-over doors and has useful rafter storage space.

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, Costa, Co-op and Spar, making this property within only a short distance of all local amenities.





**\* Individually Designed Four Bedroom End Mews House**

**\* Small Prestigious Development of Just 8 Homes (all Different)**

**\* WC, Bathroom & En Suite Shower Room**

**\* Double Garage (Detached from the House) & Off Road Parking**

**\* Walking Distance to Local Shops & Schools**

**\* Semi Rural Village Location**

**\* Lounge, Dining Room, Conservatory & Kitchen**

**\* Landscaped Private Rear Garden**

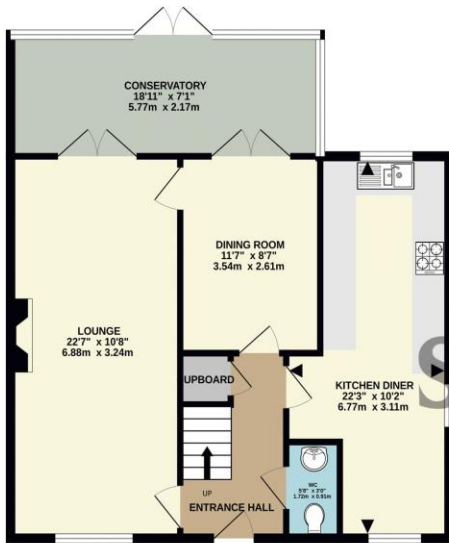
**\* Maintained Communal Garden Areas**

**\* Council Tax Band E & EPC Rating of C**

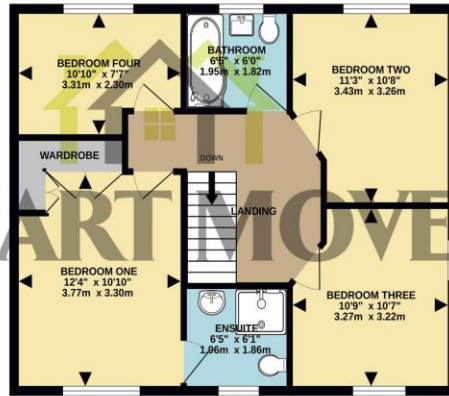




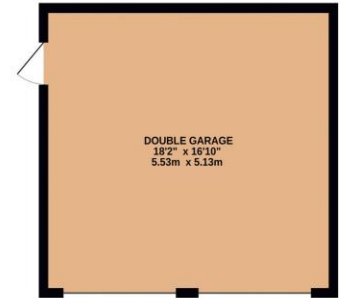
GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



DOUBLE GARAGE  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 1684 sq.ft. (156.4 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	71   C	
55-68	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.