

Parsonage Gardens, Tarleton


SMART MOVE



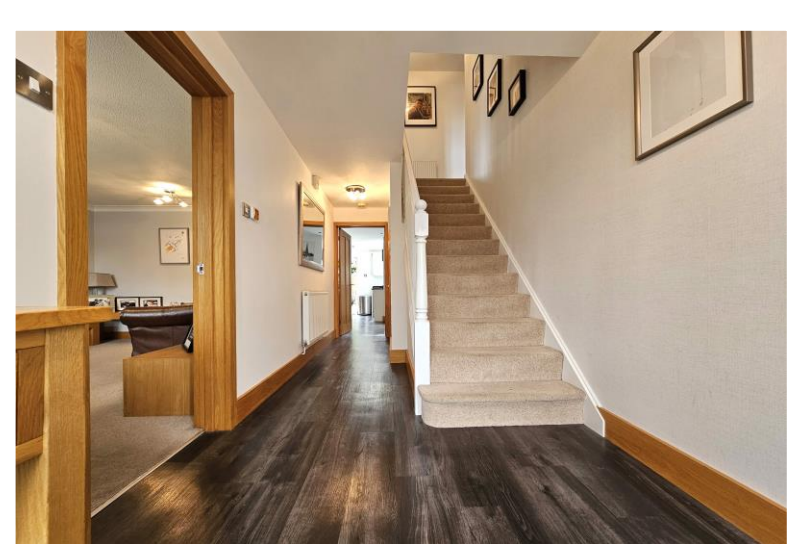
Asking Price **£375,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



Available for sale with benefit of NO ONWARD CHAIN, is this well proportioned and extended modern detached family home, on a small cul-de-sac in Tarleton village. The property enjoys a corner plot location, allowing for outside space to the front, side and rear and has been extended and updated in recent years with new kitchen and bathrooms, making it ready to move straight into.

The internal layout of the property spans around 1,586 sq ft and in brief includes; entrance hallway with staircase leading to the first floor, ground floor WC, lounge, open plan family room and kitchen with double doors opening out to the rear garden, separate utility room which has an internal door for access in to the integral garage, first floor landing, bedroom one with en suite shower room off, three further bedrooms and the family bathroom completes the accommodation.

Off road parking is available in front of the property on the double width driveway, as well as within the integral single garage. Also in front of the property is a lawned garden area, as well as a further lawned areas which leads down to the right-hand side of the property, as such there is potential to extend the driveway to accommodate further vehicles (subject to planning permission and relevant consents.) The main garden is situated to the rear and boasts an extended paved patio area, lawned garden and a mature planted border of numerous plants, trees and shrubs.

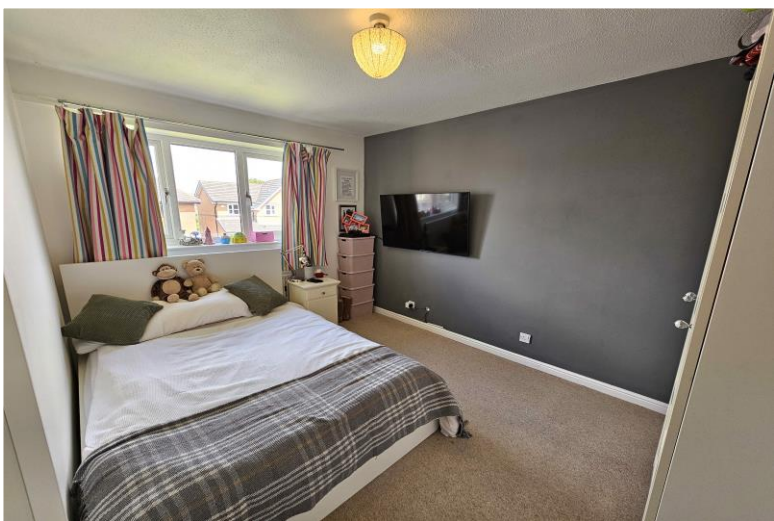
About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds 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 a "stones throw" of all local amenities.



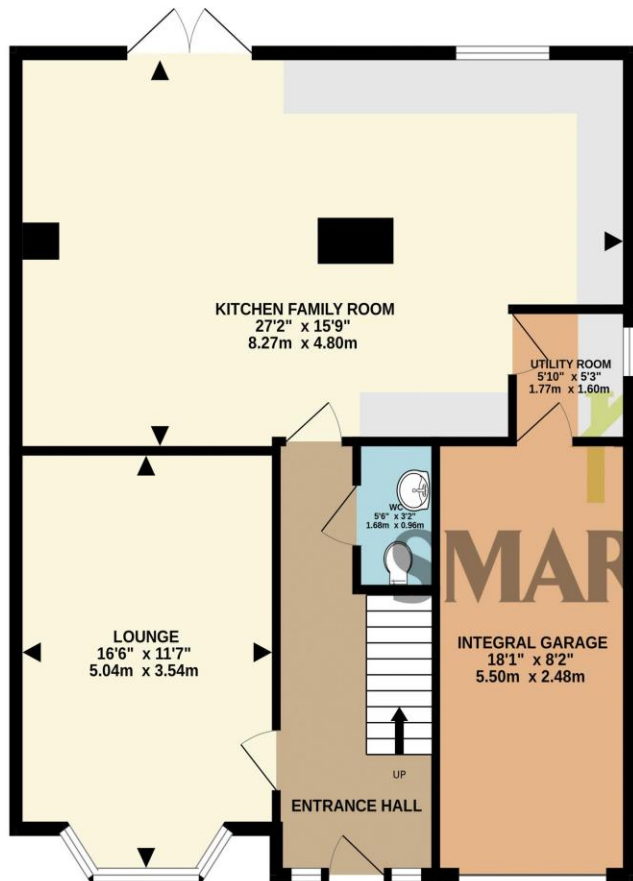


- * No Onward Chain & Vacant Possession
- * Corner Plot Cul-de-Sac Location
- * Lounge & Separate Open Plan Kitchen Family Room
- * First Floor Family Bathroom & En Suite Shower Room
- * Potential to Extend the Driveway (STPP)

- * Modern 4 Bedroom Detached Family Home
- * Ground Floor Extension to the Rear
- * Ground Floor WC & Utility Room
- * Double Width Driveway plus Integral Single Garage
- * Leasehold, Council Tax Band E & EPC Rating to Follow



GROUND FLOOR
911 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 1586 sq.ft. (147.3 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.