

**St Helens Well,
Tarleton**


SMART MOVE



Asking Price **£410,000**



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This well presented detached four bedroom house has been home to the same family for over 20 years (since new,) illustrating perfectly just what a great place to live it is. However, it is now available for the next family to take it over and enjoy all that it has to offer. During their time here the current owners have made several upgrades and alterations, such as opening the kitchen and dining room into one room, adding a garden room to the rear, as well as upgrading the kitchen, utility room and en suite, making it ready for the next lucky owners to move straight in.

The internal layout of the property in brief includes: front storm porch which opens to the entrance hall which has internal doors opening off and staircase to the first floor, two piece ground floor WC, snug / study, lounge with feature fireplace and double doors to the dining area, modern fitted kitchen boasting a comprehensive range of fitted units with granite worktops and breakfast bar and which is open plan to the dining area, separate utility room with external side access door on to the driveway, large garden room with windows and doors to the rear garden, first floor landing with loft access point, bedroom one has a three piece en suite shower room off, three further bedrooms and the three piece family bathroom completes the accommodation.

There is ample off road parking available with this property thanks to the driveway being extended and as such, can accommodate 5 or 6 cars, plus space within the single garage. The block paved driveway in front of the property then leads to the tarmac driveway down the left-hand side of the property, at the end of which is the property's single garage. The garage has light, power and rafter storage space inside, as well as a side access door in to the rear garden, for easy access. The main garden for the property is located to the rear and faces a sunny southerly direction. The rear garden offers a paved Indian stone patio area, decked sun terrace, established lawn and a mature planted border of plants, trees and shrubs.

NB: This property is sold as leasehold. The current owners inform us that the annual ground rent is £150 and that the term of the lease was 999 years from new, starting in 2002. There is the option to purchase the lease, should the new owners wish to make the property freehold (price tbc.)

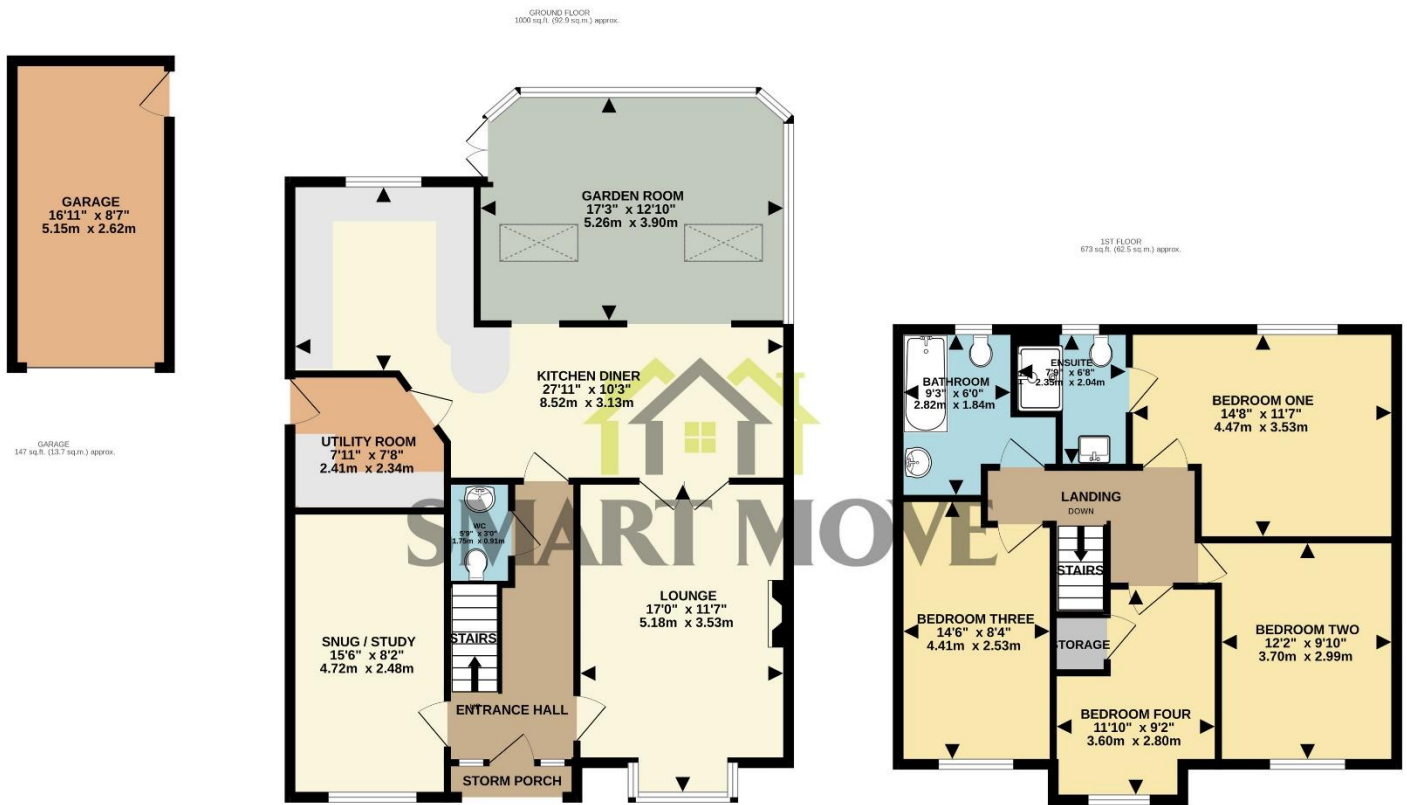
About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds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



- * Four Bedroom Detached Family Home
- * Open Plan Kitchen Diner & Garden Room
- * First Floor Bathroom & En Suite Shower Room
- * Mature Private Rear Garden - Not Overlooked
- * UPVC Double Glazing & Gas Central Heating

- * Lounge & Snug / Study
- * Ground Floor WC & Utility Room
- * Driveway to Front & Side plus Single Garage
- * Short Distance to Village Centre & Schools
- * Leasehold (999 Years,) Council Tax E & EPC tbc





TOTAL FLOOR AREA : 1820 sq.ft. (169.1 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.