

**Merlecrest Drive,
Tarleton**


SMART MOVE



Asking Price **£250,000**



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Smart Move are delighted to present to the market this well presented four bedroom semi detached bungalow, which is offered with NO ONWARD CHAIN and an open aspect to the rear, making internal inspection highly recommended. The property is located on a peaceful cul-de-sac in Tarleton village and while the majority of rooms are on the ground floor, there is the added bonus of a fourth bedroom with en suite to the first floor. Viewing is by appointment via Smart Move, so enquire now and book your individual tour.

The internal layout of the property in brief includes: entrance hall with stairs to the first floor, lounge with living flame gas fire and a rounded bay window to the front of the property, open plan kitchen diner with sliding patio doors opening to the rear garden, bedrooms one, two and three are all located on the ground floor, as well as the three piece bathroom, while to the first floor is the fourth bedroom with en suite WC off, as well as fitted wardrobes / storage.

Off road parking is available on the paved driveway to the front and side, allowing for ample off road parking for a number of vehicles. At the end of the driveway and located to the rear of the property is a detached garage, which is currently utilised as a workshop and has an additional workshop attached to the rear. The workshop enjoys light, power and has been insulated for sound, though could easily be reverted back to a garage for parking, if the new owners wish, or possibly into an office / work from home space (subject to relevant consents.) The main garden is located to the rear and boasts a paved patio area and mature lawned garden with a timber fenced perimeter. The rear garden also benefits from being not overlooked, as it backs onto the River Douglas and open farmland beyond, with mature trees also beyond the gardens fencing, to make for a private outdoor 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.



*** No Onward Chain & Vacant Possession**

*** Backs onto the River Douglas / Not Overlooked**

*** Lounge & Separate Kitchen Diner**

*** Fourth Bedroom to First Floor with En Suite WC**

*** Freehold, UPVC DG & GCH**

*** Four Bedroom Semi Detached Bungalow**

*** Peaceful Cul-de-Sac Location**

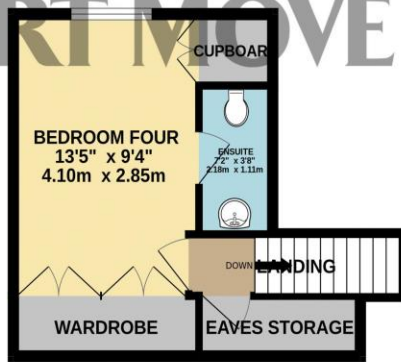
*** Three Bedrooms & Bathroom to Ground Floor**

*** Driveway, Detached Workshop / Garage & Private Rear Garden**

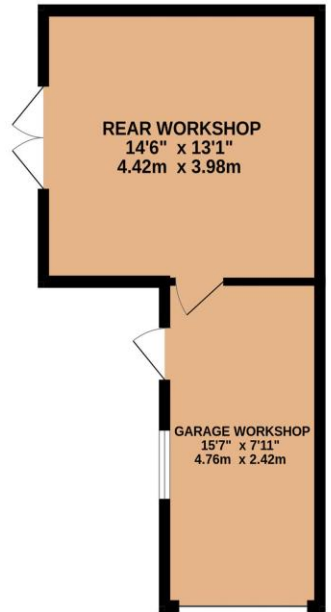
*** Council Tax Band C & EPC Rating of D**



GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



DETACHED WORKSHOP / GARAGE
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.2 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		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Smart Move – Tarleton
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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.