

**Hillside,
Tarleton**


SMART MOVE



Asking Price **£425,000**



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Built on a scale rarely seen in modern homes today, Hillside is a small prestigious development of substantial homes, which are highly sought after and sure to impress once seen first-hand. This three storey home has benefitted in recent years from a new boiler, new external doors, new Wren kitchen (circa 2022,) new bathrooms and dozens of hours and hard work put into landscaping the rear garden, all of which come together to create a substantial family home that anyone would be lucky to reside within.

The accommodation is laid over three floors, with the ground floor including: central entrance hallway with staircase to the first floor and a under stairs storage cupboard, two piece ground floor WC, dual aspect lounge with a multi fuel log burner and bay window to the front and French doors to the rear, separate dining room with bay window to the front of the property and the modern fitted kitchen. To the first floor is a central landing with stairs to both the ground and second floors, bedroom one has an open dressing room area and three piece en suite shower room off, bedrooms two and three and the three piece bathroom. The second floor also has a central landing with built in storage cupboard and bedrooms four and five off.

This amazing home enjoys a generous plot totalling around 0.15 acres and as such it boasts ample off road parking, as well as a mature garden to enjoy. The driveway can accommodate 4 cars, plus another 2 within the detached double garage, offering more parking than most modern homes offer. The rear garden is approximately 20m in length, though as it boasts different tiered areas, it does not feel imposing or daunting to care for. The current owners have invested a lot of time and hard work into the garden, creating a real haven to enjoy, which includes a mature lawn, timber decked sun terrace which is two years old, lower tiered orchard and several secluded patio areas.

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 a "stones throw" of all local amenities.



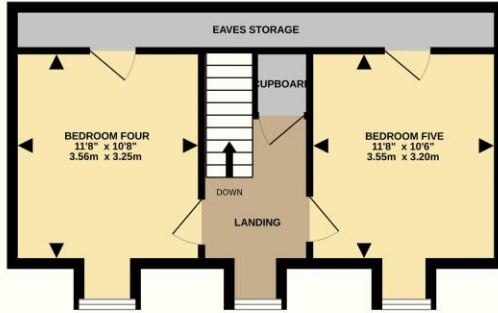
- * Spacious Family Home with Five DOUBLE Bedrooms
- * Double Width Driveway plus Detached Double Garage
- * Modern Wren Kitchen (Fitted in 2022) with Integrated Appliances
- * Ground Floor WC & First Floor Bathroom
- * UPVC Double Glazing & GCH (Boiler Updated in 2023)



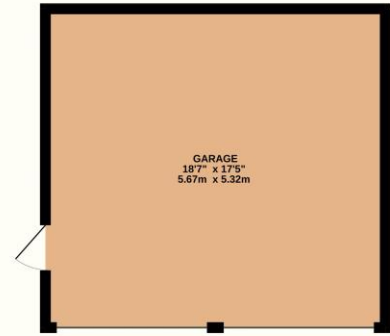
- * Three Storey Detached House on a Peaceful Cul-de-Sac
- * Dual Aspect Lounge & Separate Dining Room
- * First Floor Bedroom One with Dressing Room & En Suite
- * Rear Garden (Approx. 20m in Length) with Lawn, Decking & Lower Tiered Orchard Area
- * FREEHOLD, Council Tax Band F & EPC Rating D (Rated Prior to New Boiler)



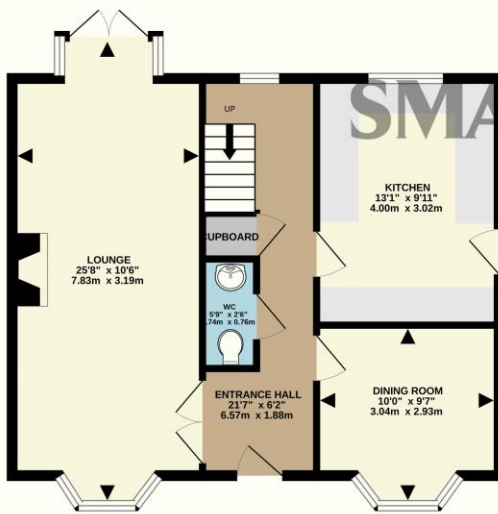
2ND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



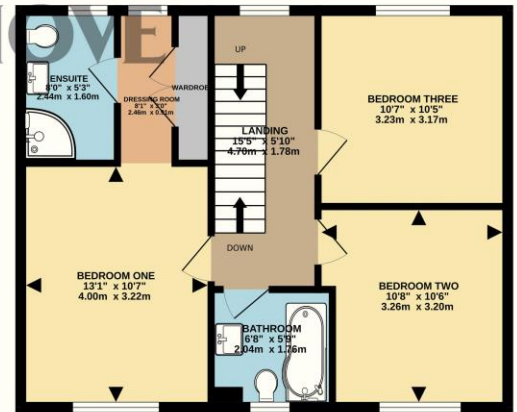
DETACHED DOUBLE GARAGE
323 sq.ft. (30.0 sq.m.) approx.



GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.

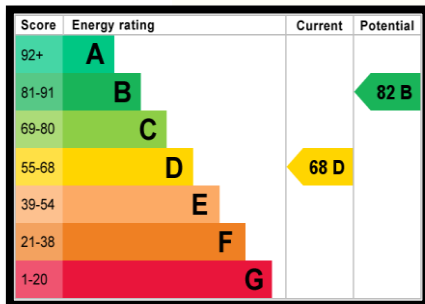


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TOTAL FLOOR AREA : 1886 sq.ft. (175.2 sq.m.) approx.

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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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.

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