

**Hesketh Lane,
Tarleton**


SMART MOVE



Asking Price **£125,000**



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In an area where there are few "affordable" homes for sale, this mid terrace house presents an excellent prospect for any buyer seeking to find a property that they can put their own mark on and as it is available with benefit of NO ONWARD CHAIN, as well as amazing scope to modernise or possibly even extend, viewing in person is highly recommended.

The internal layout of the property in brief includes: entrance hall with staircase to the first floor, open plan dining room and lounge, separate fitted kitchen, rear porch with external door leading to the rear garden, first floor landing with loft access via a pull-down ladder, bedrooms one and two and the three piece family bathroom completes the accommodation. There is potential for extension (subject to planning permission and necessary consents,) as the properties on either side of this property have already extended, making this a property that you can really make your own.

To the front of the property is off road parking on the driveway, whilst to the rear is a larger than average private garden. The rear garden is approximately 40 in length and includes a patio area with brick built outhouse, timber garden shed, glass greenhouse, established lawned garden and a further timber garden shed is located at the end of the garden. NB: There is gated access around to the rear through the adjoining property's garden (to the right.)

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 Coffee, Co-op and Spar, making this property within a "stones throw" of all local amenities. This property is also located within walking distance of Hesketh Bank village, making additional shops such as Booths, Dominos, the Post Office, within easy reach.



*** NO ONWARD CHAIN**

*** Two Bedroom Mid-Terrace House**

*** Separate Kitchen & Rear Porch**

*** Useful Loft Room / Storage**

*** Freehold, Majority UPVC DG & GCH
(Combi Boiler)**

*** Ideal First Time Buyer Property**

*** Open Plan Lounge & Dining Room**

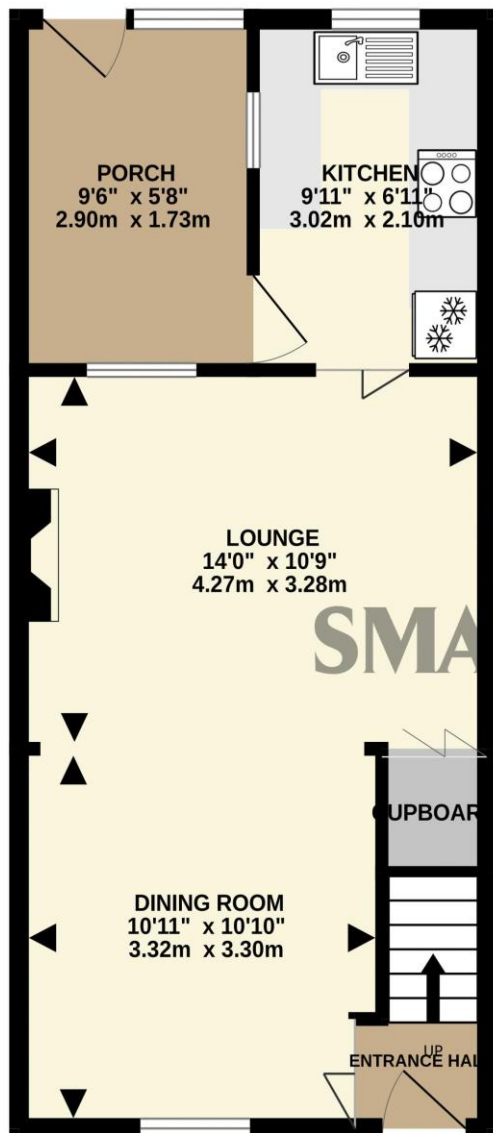
*** First Floor Family Bathroom**

*** Driveway to the Front & Mature Rear
Garden**

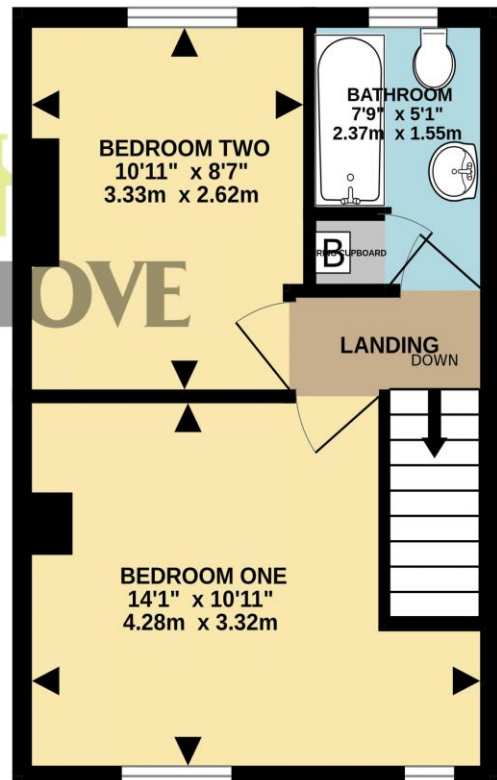
*** Council Tax Band B & EPC Rating tbc**



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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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SMART MOVE

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.