

**Bakers Mews,
Tarleton**


SMART MOVE



Asking Price **£295,000**



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For those seeking to find a move-in-ready home in a peaceful location, yet still within walking distance of the village centre, then look no further than this immaculately presented three bedroom home, located within the desirable Bakers Mews development. This courtyard style development was built in the style of a London courtyard, making it quite different to any other roads in the village and is one which blends perfectly being tucked-away, yet still being right in the heart of the village. This double front house is presented to a high standard throughout, with numerous upgrades having been fitted in recent years, making viewing in person highly recommended.

The internal layout of the property in brief includes: entrance hall with stairs leading to the first floor which have a recently fitted oak handrail, dual aspect lounge with living flame gas fire and French doors opening to the rear garden, dining room with open plan arch to the modern fitted kitchen, utility room with external door opening to the rear garden, two piece ground floor WC, first floor landing, bedroom one with three piece en suite shower room off, bedroom two has fitted wardrobes, bedroom three and the three piece bathroom completes the accommodation. NB: The vendor informs us that the kitchen was bespoke fitted by Neptune and includes quartz work surfaces, Neff oven, Neff gas hob with Neff extractor over, integrated Smeg dishwasher and integrated Neff fridge freezer.

The property is located within a courtyard style development, with each property having allocated parking spaces, plus allocated short stay visitors spaces. This property has 1 allocated parking space to the front, as well as a further parking space to the rear, which is accessed through double gates. Also in front of the property are maintained communal garden and seating areas, which are for the enjoyment of all residents, whilst to the rear there is a private enclosed garden for the property. the rear garden is low maintenance and includes a paved patio area, planted flower beds, a gravelled storage area, trees and shrubs bordering and the paved additional parking space is also located within the rear garden.

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.



*** Double Fronted Semi Detached House - Three Bedrooms**

*** Central Village Location**

*** Dual Aspect Lounge with Feature Fire**

*** High Spec. Modern Kitchen from Neptune**

*** Two Off Road Parking Spaces plus Private Rear Garden**



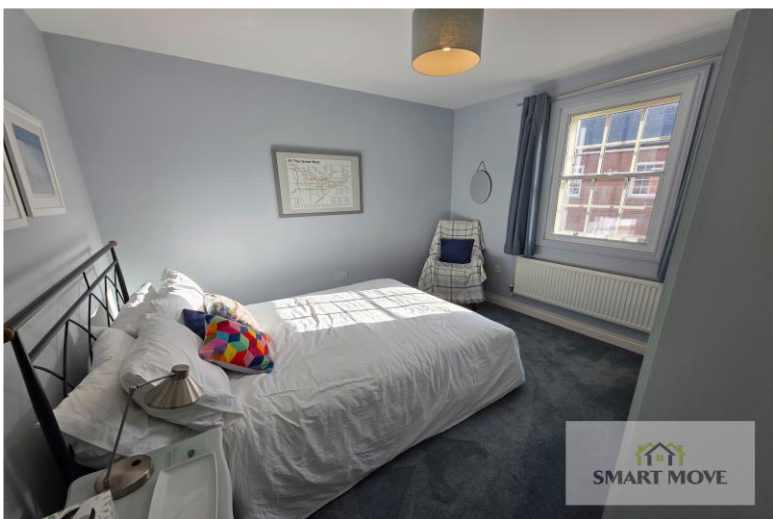
*** No Onward Chain**

*** Award Winning Courtyard Style Development**

*** Open Plan Kitchen & Dining Room plus Utility Room**

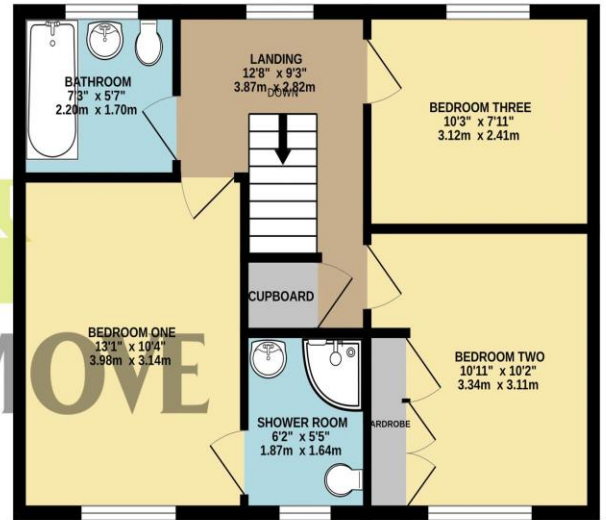
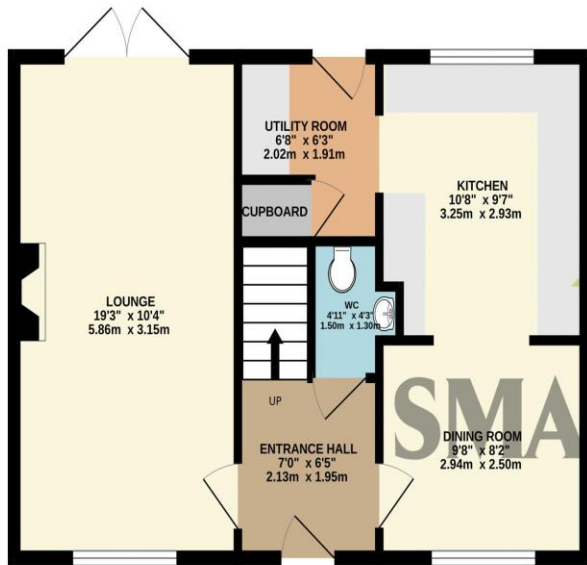
*** Wc, En Suite & Bathroom**

*** GCH, Sash Style DG Windows, Council Tax C & EPC tbc**



GROUND FLOOR
506 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.7 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.