

**Fletcher Avenue,
Tarleton**


SMART MOVE

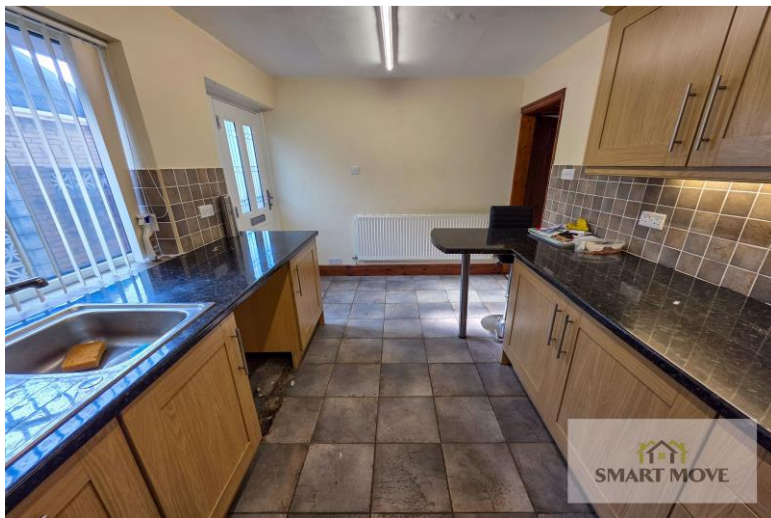


Asking Price £265,000



01772 811899

**www.smartmoveproperties.net
tarleton@smartmoveproperties.net**



This detached true bungalow is available with benefit of NO ONWARD CHAIN and also enjoys a handy location which is just a short stroll to the village centre, with its numerous shops and amenities, making early viewing strongly advised. The accommodation is flexible in its use, as it can be utilised as two or three bedrooms, making the layout one which can adapt to the new owners needs. Viewings are by appointment via Smart Move, so call our Tarleton office now to enquire and book your individual tour.

The internal layout of the property in brief includes: modern fitted kitchen with ample fitted units running along three sides and with a breakfast bar seating area, central hallway with loft access point and a airing cupboard housing the property's boiler, spacious main lounge, bedrooms one and two, bedroom three has sliding patio doors to the rear and so could also lend itself towards being an additional reception room and the three piece fitted shower room completes the accommodation.

To the front of the property is a lawned garden, with mature shrubs bordering. There is also off road parking on the driveway, which has gates to the right-hand side for easy access around the property. The driveway then leads down the right-hand side of the property and to the detached single garage, situated to the rear. The main garden is also located to the rear and boasts a paved patio area, generous established lawned garden and planted flower bed borders. There is also a further paved patio area to the rear of the garage, for possible siting of a garden shed.

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.

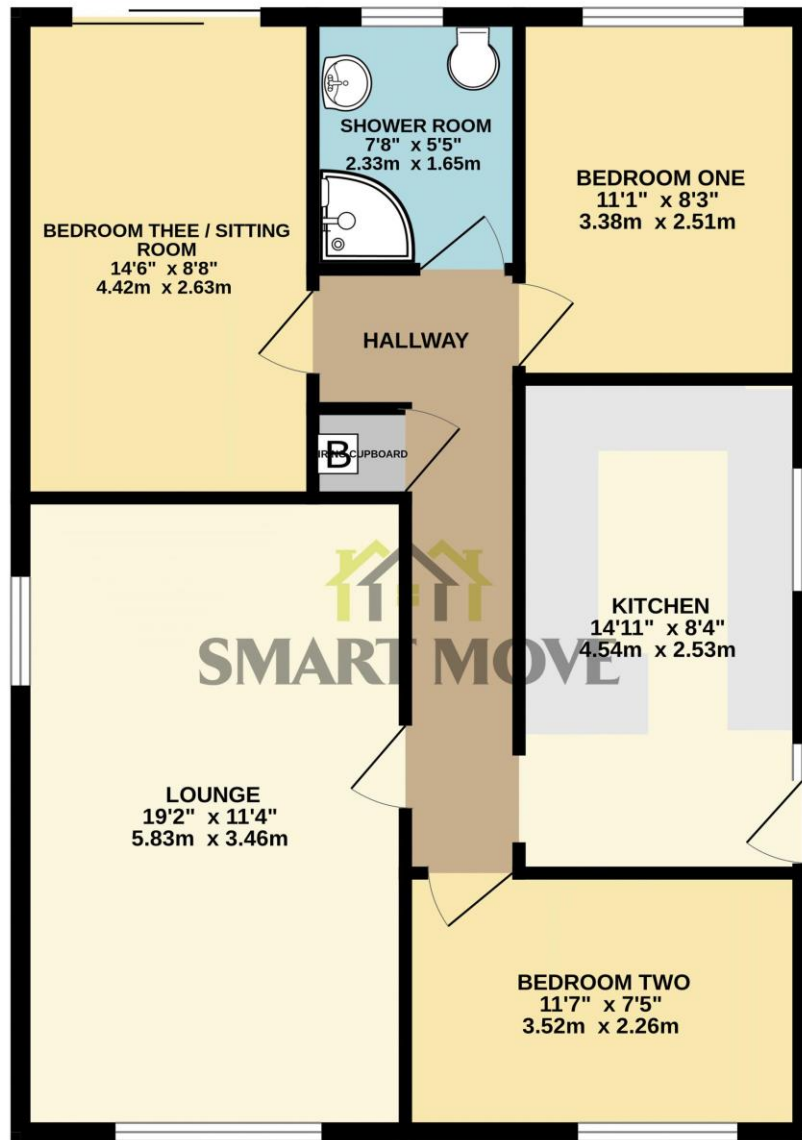


- * Detached True Bungalow**
- * Short Walk to the Village Centre**
- * Spacious Lounge plus Separate Kitchen**
- * Driveway & Detached Single Garage**
- * Freehold, UPVC Double Glazing & Gas Central Heating**

- * No Onward Chain & Vacant Possession**
- * Flexible to be Two or Three Bedrooms**
- * Three Piece Shower Room**
- * Private Gardens to the Front & Rear**
- * Council Tax Band D & EPC Rating to Follow**



GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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.