

**Hesketh Lane,
Tarleton**


SMART MOVE



Asking Price **£240,000**



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The phrase "don't judge a book by its cover" has never been truer than with this unassuming traditional home, as a simple drive-by shall in no way do justice to what lies within, which is a well presented home with amazing garden and the bonus of a detached garden room. During their time here, the current owners took the property back to brick, installed a new damp proof course and decorated through, making it ready for the next owners to move straight into, so contact Smart Move now to book your viewing and see this amazing home in person.

The internal layout of the property in brief includes: lounge to the front of the property, separate dining room with staircase to the first floor, spacious kitchen with French doors opening to the rear courtyard, two piece ground floor WC, first floor landing, three bedrooms and the first floor shower room complete the accommodation. There is also a garden room located in the rear garden, which is detached from the house.

Off road parking is available to the right-hand side of the property on the driveway, off which is gated access around to the rear of the property. To the rear is a private courtyard style area with walled perimeter and a pathway leading to the main garden, which boasts a spacious block paved patio area, raised decking, generous lawned garden with enclosed perimeter and of course the garden room.

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.

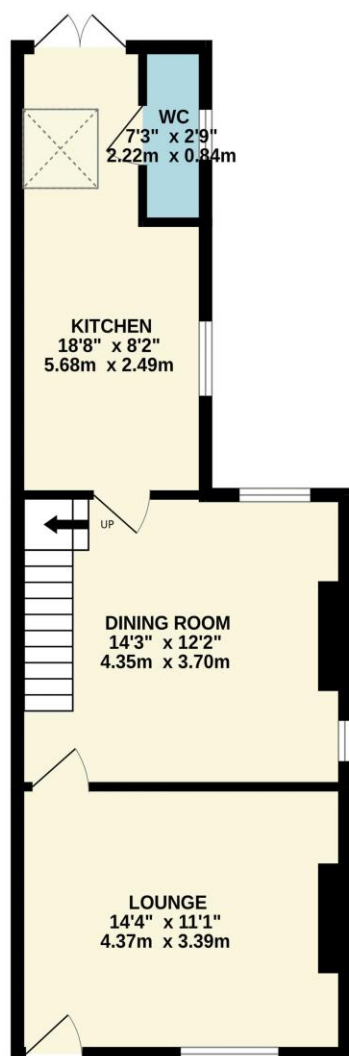


- * Three Bedroom Traditional House
- * Ground Floor WC & First Floor Shower Room
- * Driveway for Off Road Parking
- * Detached Garden Room to the Rear
- * Full New DPC in 2021 with Guarantee

- * Lounge, Dining Room & Kitchen
- * Modernised circa 2021
- * Rear Courtyard Patio & Mature Lawned Garden
- * Viewing in Person Highly Recommended
- * Freehold, Council Tax Band B & EPC Rating D



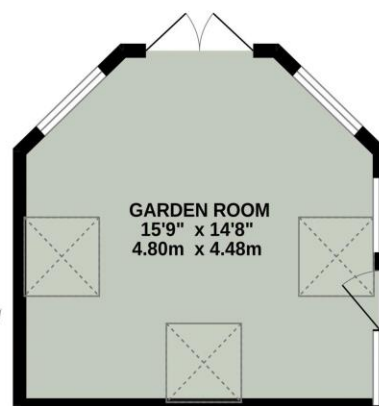
GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



GARDEN ROOM
213 sq.ft. (19.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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



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