

**Wilson Close,
Tarleton**


SMART MOVE



Asking Price **£215,000**



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In an area where bungalows are few and far between, even scarcer are those which are quite as pleasantly situated as this two bedroom true bungalow. Located on a peaceful residential road not far from the village centre, this lovingly maintained home enjoys a sunny southerly facing rear garden with rural outlook, as well as the benefit of being immaculately presented throughout and with the bonus of NO ONWARD CHAIN, meaning that this amazing home is move-in-ready and just waiting for you to go see it with your own eyes.

The internal layout of the property in brief includes: porch, entrance hallway, open plan lounge and dining area with patio doors leading to the rear garden, separate modern fitted kitchen boasting an excellent range of fitted eye and base level units on three sides, bedrooms one and two, as well as the three piece bathroom.

Outside there is parking to the left-hand side of the property on the driveway and also within the single garage. In front of the property is a low maintenance gravelled garden area with planted shrubbery and to the rear is the main garden, which boasts a generous paved sun terrace, timber decking and planted beds bordering, as well as of course those fabulous views beyond the end boundary.

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.



*** Two Bedroom Semi Detached True Bungalow**

*** Open Plan Lounge & Dining Area**

*** Recently Fitted Three Piece Bathroom**

*** Driveway plus Single Garage for Parking**

*** Council Tax Band C & Tenure Freehold**

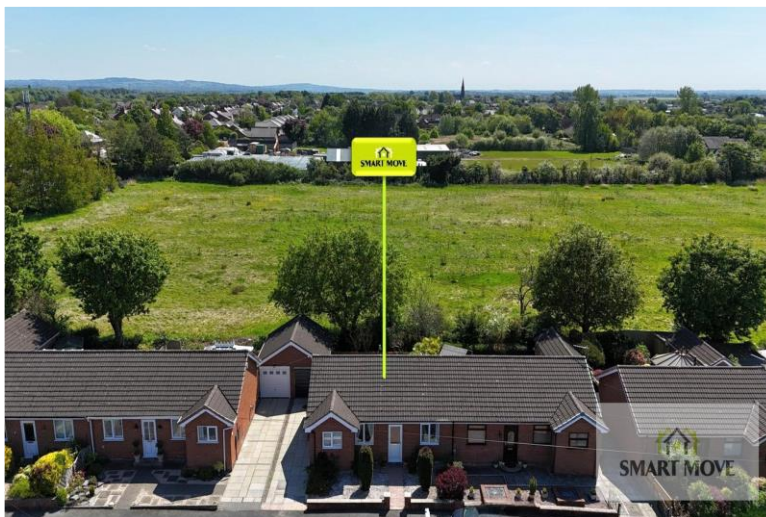
*** NO ONWARD CHAIN**

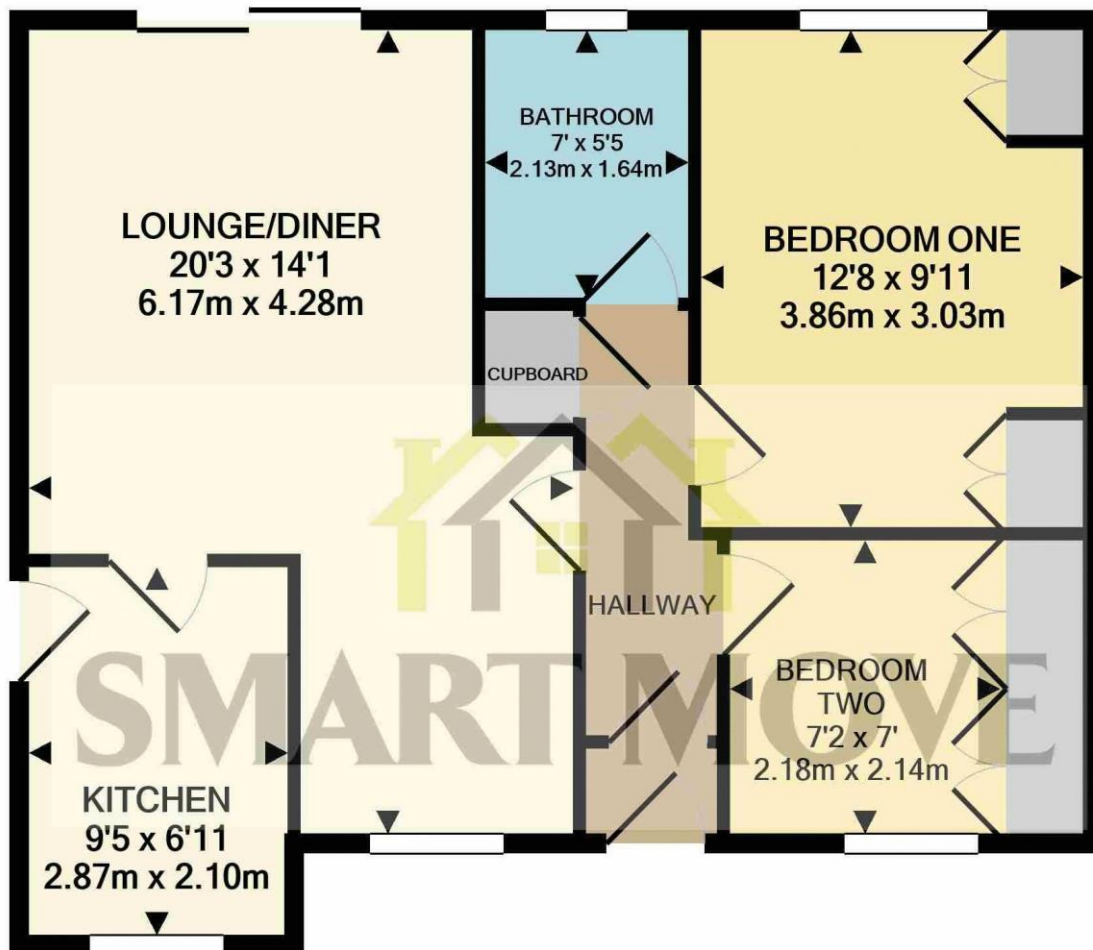
*** Separate Modern Fitted Kitchen**

*** Two Bedrooms with Fitted Wardrobes in Bedroom One**

*** Private Rear Garden with Open Views**

*** UPVC Double Glazing, GCH & EPC - D**





TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



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