

**Merlecrest Drive,
Tarleton**


SMART MOVE



Asking Price **£285,000**



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Some properties just have a welcoming feel to them as soon as you step foot inside, and this deceptively spacious semi detached house is one such special property, not only due to its well presented and flexible accommodation but also thanks to its wondrous garden. Only seeing in person shall truly do justice to all that this property has to offer, as it is currently used as three bedrooms, but could also be utilised as four, making it suitable for individuals, couples and families alike.

The internal layout of the property in brief includes: entrance hall with internal doors to the integral garage as well as to the inner hallway, spacious formal lounge with multi fuel fire and sliding patio doors opening out to the rear garden, separate modern fitted kitchen which offers a good range of fitted eye and base level wall units on three sides, rear porch with external door to the side patio area and fitted storage cupboards, dining room (which can also be utilised as a bedroom,) three piece fitted bathroom with electric shower and the third bedroom complete the ground floor of the property. To the first floor is a spacious landing which is large enough to potentially be partitioned off to create an additional bedroom, and is currently used as a study / office space. Bedroom one with fitted storage and a two piece en-suite WC and basin. And bedroom two with its open plan dressing room which completes the accommodation.

To the front of the property is a lawned garden with well stocked planted border, as well as ample off road parking on the driveway. Additional parking and useful storage is also available within the attached garage, accessed through an electric roller front door and which has light, power and glazed French doors to the rear for easy access round to the rear. The main garden is located to the rear and is a real haven, due to being well stocked and mature, as well as for the rural open views beyond the rear boundary. The rear garden boasts a raised patio area and generous lawned garden with numerous plants, trees and shrubs surrounding the perimeter.

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.



*** Deceptively Spacious Semi Detached Home**

- * Flexible to be Three or Four Bedrooms**
- * Dining Room / Fourth Bedroom**
- * Driveway & Integral Garage**
- * Freehold, GCH (New Boiler in 2024) & UPVC Double Glazing**

*** Accommodation circa 1,600 sq ft**

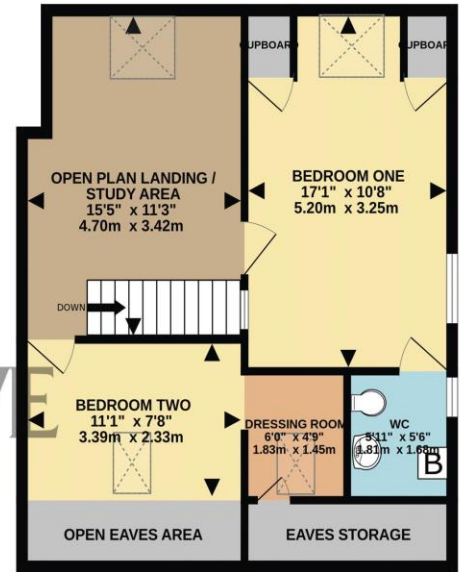
- * Spacious Lounge & Separate Kitchen**
- * Ground Floor Bathroom & First Floor En Suite WC**
- * Amazing Mature Garden Plot with Rural Views Beyond**
- * Council Tax Band D & EPC Rating tbc**



GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1600 sq.ft. (148.6 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.