

**Old Prescot Close,
Melling**


SMART MOVE



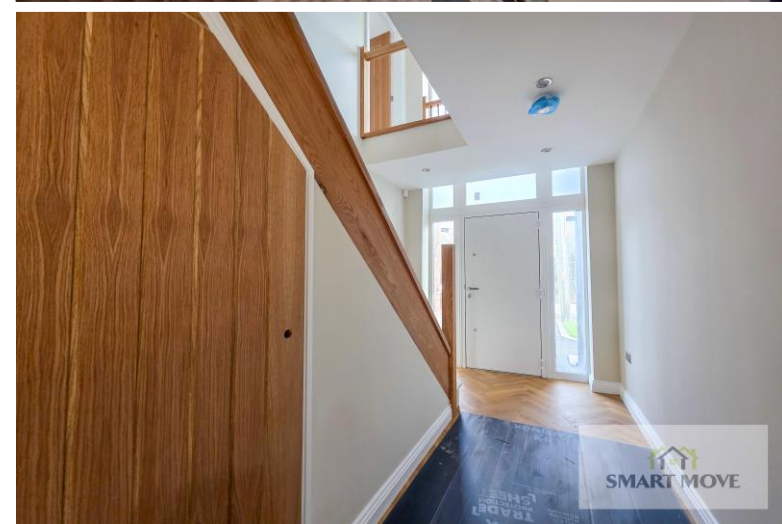
Asking Price **£490,000**



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tarleton@smartmoveproperties.net



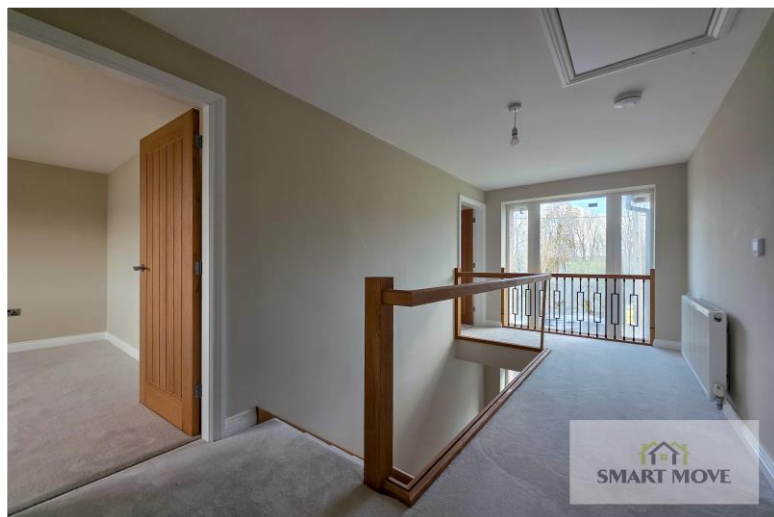
Smart Move are delighted to present to the market the opportunity to purchase a modern detached family home in a semi rural location on the edge of Melling and Aughton. Currently under construction and estimated for completion December 2025, this spacious new build property spans around 1,600 sq ft and is available to view NOW, so contact Smart Move before it is snapped up.

The internal layout of the property in brief shall include: entrance hall with glass and oak staircase leading to the first floor, formal lounge, open plan kitchen family room with doors opening out to the rear garden, separate utility / laundry room, ground floor WC, integral garage with electric door, first floor landing, bedroom one with en suite shower room off, three further bedrooms and the family bathroom completes the accommodation.

This listing is for plot number 1, which shall include off road parking to the front on a resin driveway, as well as within the integral garage accessed through an electric door. Also to the front shall be a lawned garden area with external lighting, whilst to the rear is the main garden, comprising of a Indian stone patio, external lighting and a lawned garden made private by a timber fenced perimeter.

As the property is currently under construction, the room measurements on the floor plan are proposed and may vary upon completion of the build. Site viewings are strictly by appointment only, as this is a active building site.

About the Builder: Specialising in select developments of individual builds, Bella Homes are known for high quality family homes of distinction, with each property crafted to a high specification and sure to evoke envy amongst those lucky enough to have experienced first-hand one of their amazing properties. Award Nominated by the local council for quality of build and design, Bella Homes have created loving family homes in the local area and are fast becoming "The" choice for discerning purchasers yearning for a new build home, without being on a large estate. Every Bella Homes property is specifically designed from inception to completion with longevity and desirability at the forefront, creating a home, not just another house.

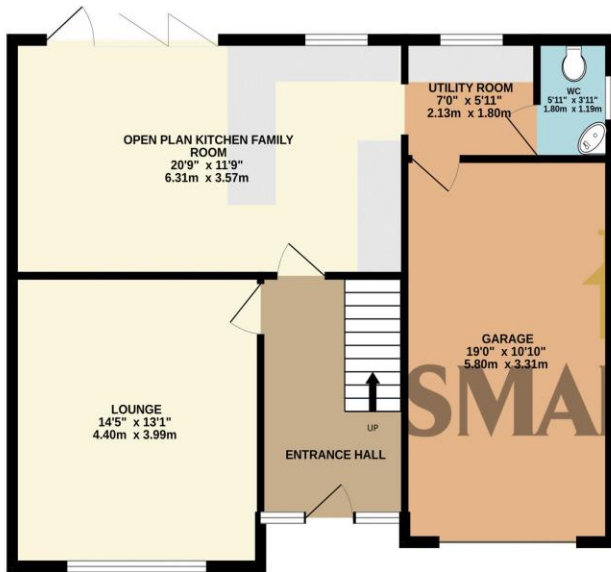


- * **NEW BUILD DETACHED HOUSE**
- * **High Specification Finish Throughout**
- * **Under Construction & Move in December 2025**
- * **All Flooring & Integrated Appliances Inc.**
- * **Utility Room, WC, Bathroom & En Suite Shower Room**

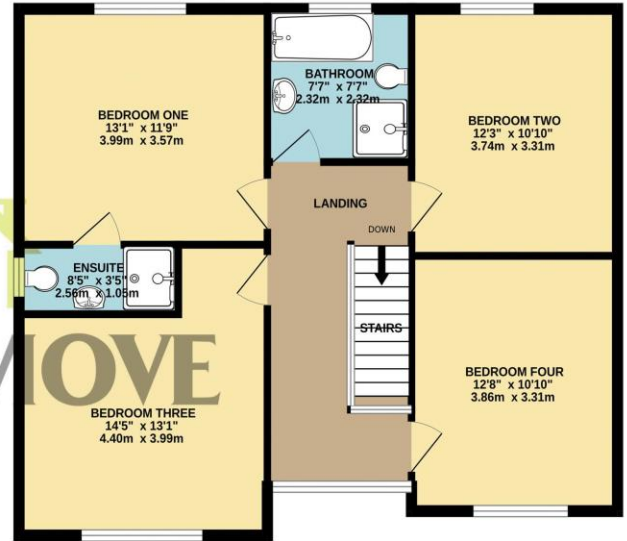
- * **Floor Area circa 150 m sq or 1,600 sq ft**
- * **Available to View NOW**
- * **Small Exclusive Development**
- * **Formal Lounge & Open Plan Kitchen Family Room**
- * **Freehold, Air Source Heat Pump & EPC tbc**



GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1589 sq.ft. (147.6 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.