

**Edward Close,
Tarleton**


SMART MOVE



Asking Price **£385,000**



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It is evident just from stepping foot inside this impeccably presented home, that every care has been taken in the numerous upgrades from which it has benefited, most of which have only been done in the last year, making it a property that truly is "key-turn." Just some of the recent upgrades include: new UPVC windows and external doors, UPVC soffits, fascias and gutters, all new radiators fitted in 2024, new boiler (around 3 years ago,) upgraded kitchen and all new bathrooms also fitted only in 2024, all of which have been done to a high standard and mean that the lucky new owners will simply be able to move straight in with no big jobs looming.

The internal layout of the property in brief includes: entrance hall with staircase to the first floor, ground floor WC, sitting / dining room with bay window to the front of the property, lounge with feature fireplace and French doors opening to the rear garden, modern fitted kitchen, utility / laundry room, integral garage for storage, first floor landing with loft access point, bedroom one with three piece en suite shower room off, three further bedrooms and the three piece fitted shower room completes the accommodation. NB: There used to be a conservatory to the rear of the property, the base for which is still present, should the new owners wish to reinstate another one.

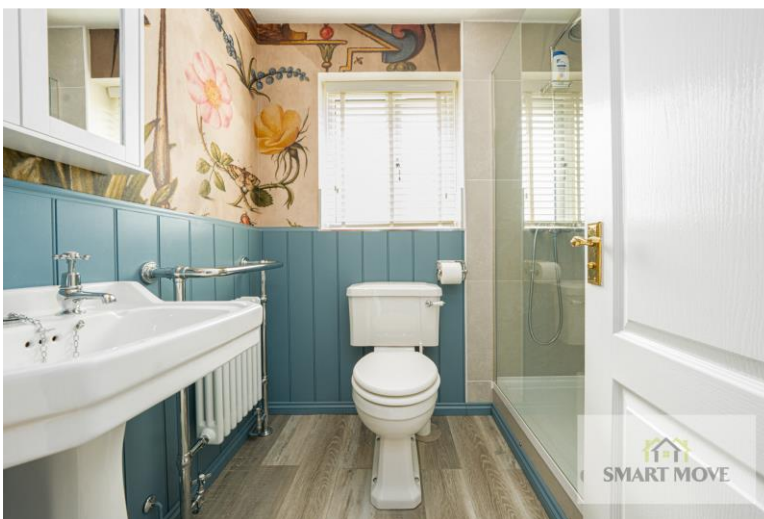
The property is located on a peaceful cul-de-sac and backs onto a open green space, making the location one which is sure to impress. To the front there is off road parking for 4 cars, in addition to landscaped garden areas and a picturesque feature tree which is quite unique. The garage has been partly converted to create a utility / laundry room, as such the remaining garage is mainly just for storage, though the partition wall could easily be removed should the new owners wish to reinstate the full garage. The rear garden faces a west / south-westerly direction and benefits from being not directly overlooked. The rear garden is quite low maintenance and boasts an extended paved patio area, zen-style gravelled garden and a mature planted border enclosed by a fenced 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.

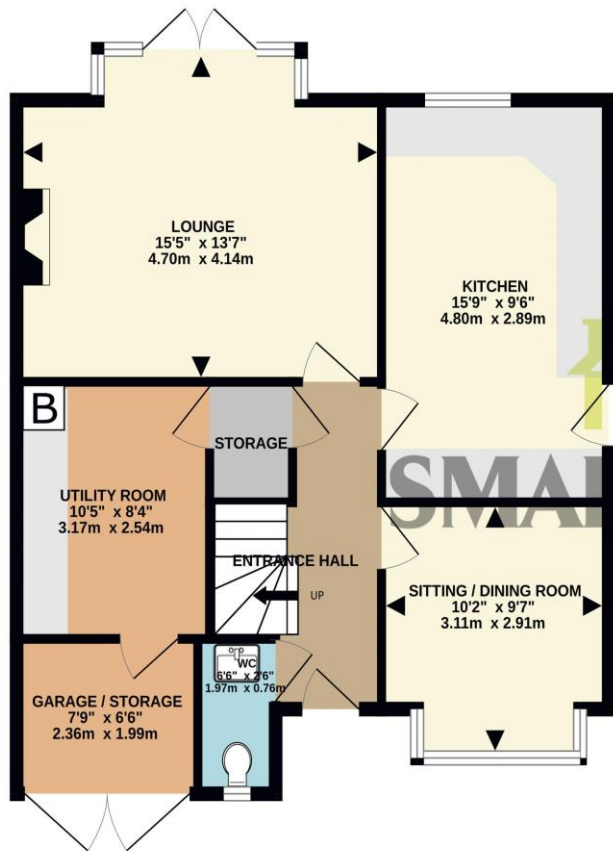


- * 4 Bedroom Detached Family Home
- * NEW UPVC Windows & External Doors in 2024
- * Recently Upgraded UPVC Soffits, Gutters & Facias
- * Low Maintenance Rear Garden - Not Overlooked
- * Leasehold on 999 Year Lease at £90 pa Ground Rent (fixed) - Option to Purchase*

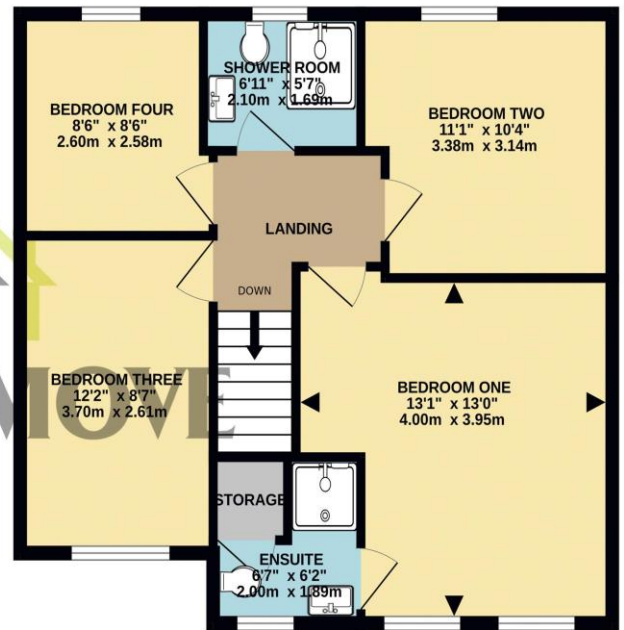
- * Cul-de-Sac Location & Backs onto Open Green Space
- * WC, Bathroom & En Suite ALL Upgraded in 2024
- * 2 Reception Rooms plus Kitchen & Separate Utility / Laundry Room
- * Driveway for 4 Cars plus Garage for Storage
- * Council Tax Band D & EPC Rating D (Rated Prior to New Windows & Doors)



GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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.