

**Mere Brow Lane,
Mere Brow**


SMART MOVE



Asking Price **Offers Over £200,000**



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In the peaceful semi rural village of Mere Brow, there are few "affordable" homes available, making this competitively priced semi detached true bungalow well worth your time to go see in person. There is amazing potential with this property, as while it does require modernisation, there is certainly lots of scope to improve, or possibly even extend (subject to planning permission) making this an excellent project that is sure to be snapped up quickly. NB: For builders / developers looking for a project, the adjoining house is also available to purchase separately and is also in need of modernisation.

The internal layout of the property in brief includes: entrance hall, lounge, kitchen, conservatory with double doors to the rear garden, bedroom with fitted wardrobes and the shower room completes the accommodation.

To the front of the property is a lawned front garden, tarmac hardstanding and a path leading down the right-hand side of the property for easy access around to the rear. The main garden is located to the rear and boasts a paved patio area, lawn and a fenced perimeter.

About the Local Area: Mere Brow is a small village in Lancashire, England, situated between Tarleton and Banks, just off the A565 road. It is 6 miles (9 km) east of Southport and 10 miles (15 km) south west of Preston. It is administered by the West Lancashire Borough Council and the Tarleton parish council. It is in the West Lancashire parliamentary constituency. Mere Brow is the second largest village in the parish of Tarleton, the largest being Tarleton and the smallest being Holmes and Sallom. Within the village is a primary school, pub, local deli and the Leisure Lakes complex, with such recreational activities as: Southport Golf Academy, equestrian facilities and jet skiing, making Mere Brow a great place to live.



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ESTATE AGENTS
Your Local Agent



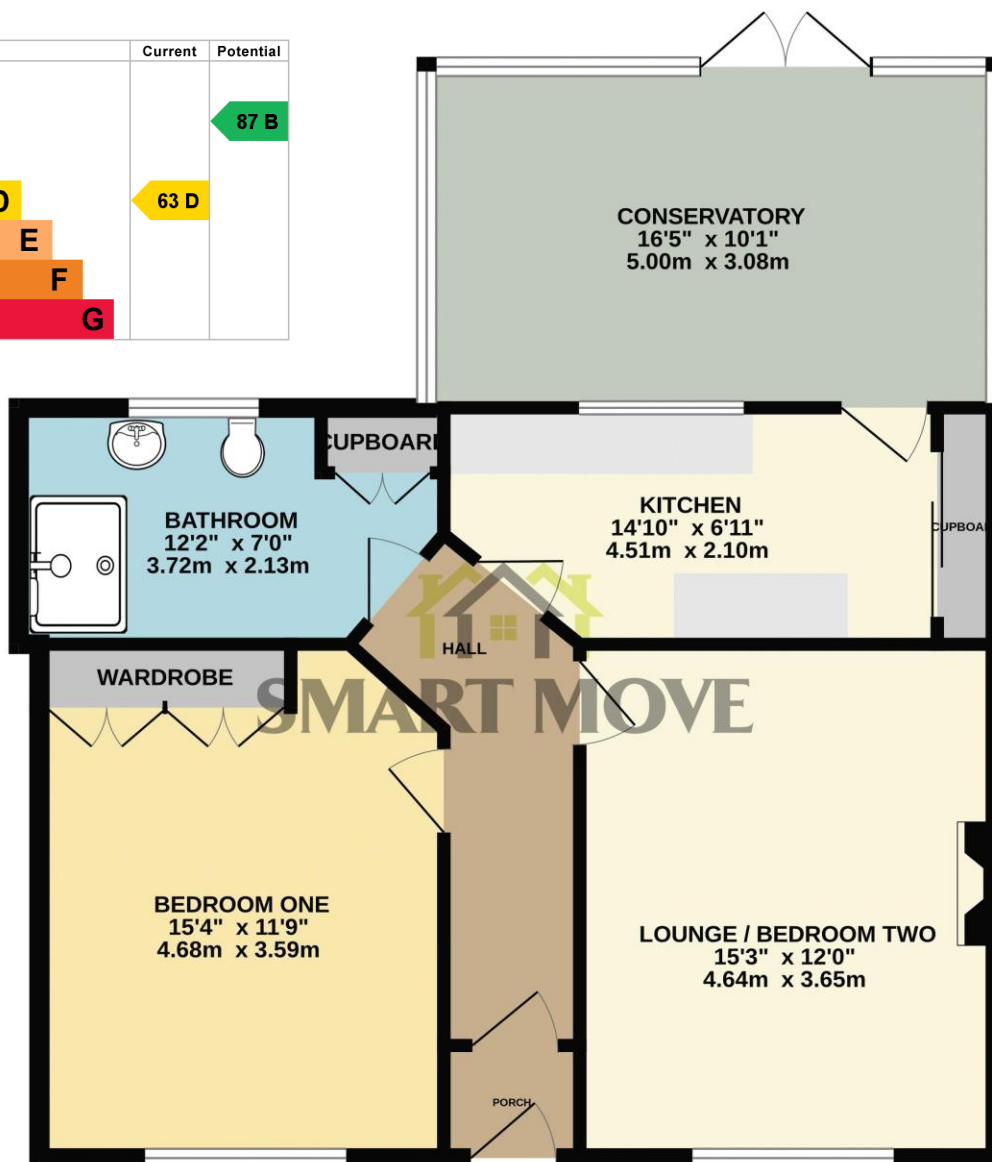
- * Semi Detached True Bungalow
- * In Need of Modernisation
- * Semi Rural Village Setting
- * Lounge, Kitchen & Conservatory
- * Gas Central Heating & Double Glazing

- * NO ONWARD CHAIN
- * Accommodation of Circa 796 sq ft
- * South Facing Rear Garden
- * Potential for Extension (STPP)
- * Council Tax Band B & EPC Rating D



GROUND FLOOR
796 sq.ft. (74.0 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 796 sq.ft. (74.0 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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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.