

**Mere Brow Lane,
Mere Brow**


SMART MOVE



Asking Price £240,000



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For buyers not looking for just another shiny "new" house to move straight into, but instead seeking a home that they can modernise and tailor to their tastes, then look no further than this amazing double fronted semi detached home in Mere Brow village. Available for sale with benefit of NO ONWARD CHAIN, this well proportioned property does require modernisation, yet also possesses masses of potential to improve and make it your dream home. Viewing is by appointment via Smart Move, so call us now as homes such as this do not tend to hang around.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, lounge, dining room, kitchen with external door to the rear garden, sitting room, first floor landing, three good sized bedrooms and the four piece first floor bathroom completes the accommodation.

To the front of the property is a lawned front garden and tarmacadam hardstanding, whilst the main garden is located to the rear and enjoys a sunny southerly directions with a newly fenced perimeter. To the left of the property is access to the land to the rear, which is owned by the plot to the rear but this property shall have right of access over.

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 Sollom. 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.





- * Double Fronted Semi Detached House**
- * Three Reception Rooms plus Kitchen**
- * Four Piece First Floor Bathroom**
- * Private Rear Garden - South Facing**
- * Gas Central Heating & Part Double Glazing**

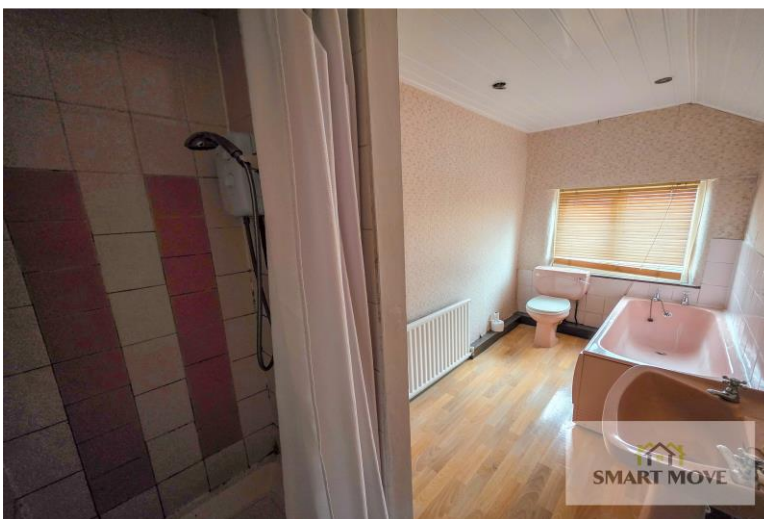
*** NO ONWARD CHAIN**

*** Three Good Sized Bedrooms**

*** Tarmacadam Hardstanding & Lawned Garden to Front**

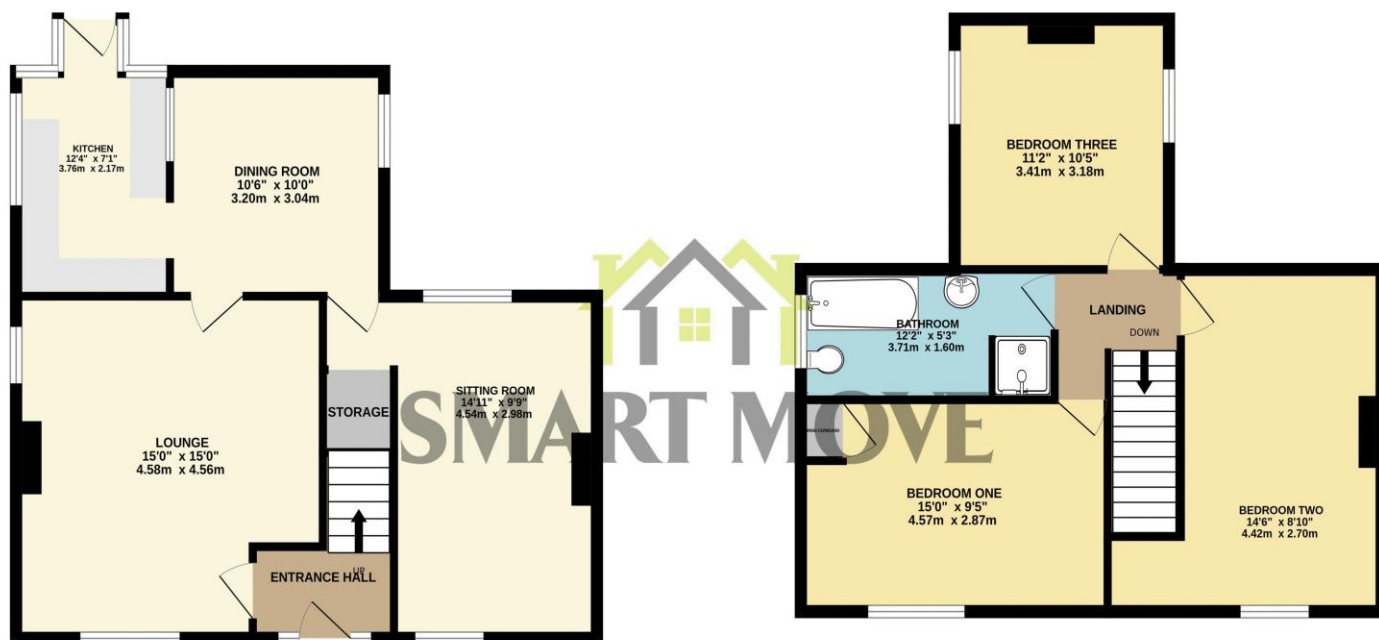
*** Sought After Semi Rural Village Location**

*** Council Tax Band E & EPC Rating F**



GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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 | | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 35 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.