

# Meadow Park, Plox Brow, Tarleton

  
**SMART MOVE**



Asking Price **£139,000**



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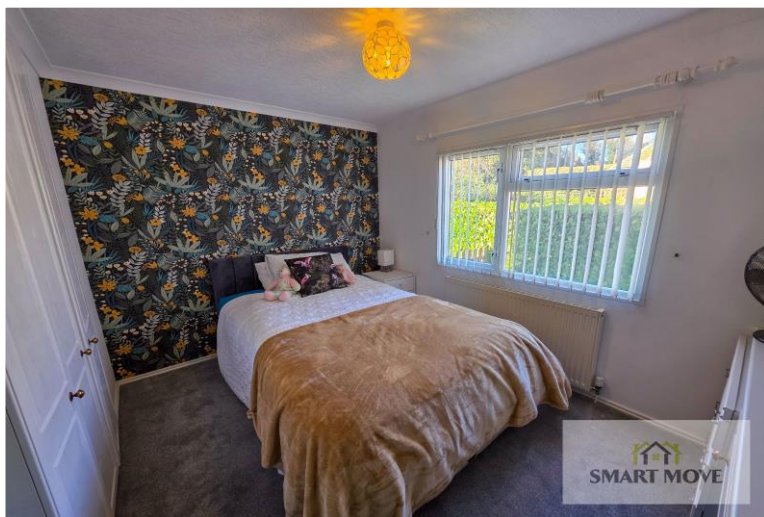
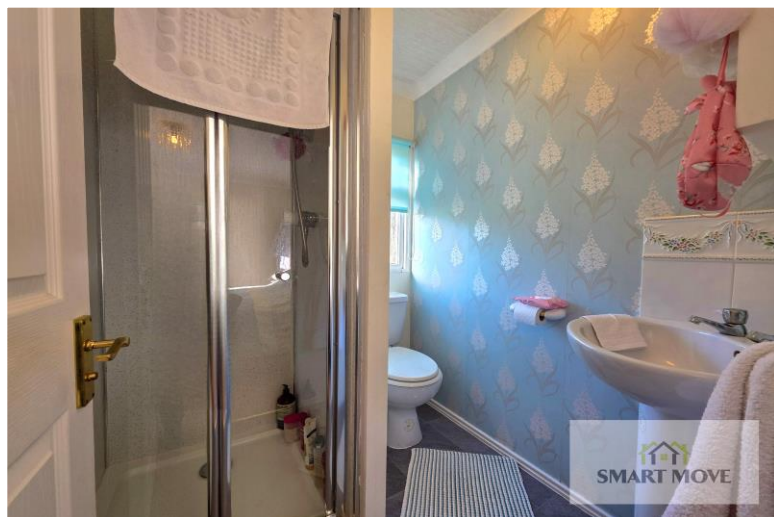


Smart Move are delighted to present for sale this double wide two bedroom park home, located on Meadow Park, a peaceful residential site for over 50's. The property was manufactured in 2002 by Omar Homes and the style name is an Oulton XL. This deceptively spacious abode has been home to the current owner for around 10 years and during this time has been well cared for and recently had some decoration updated, making it move-in-ready. Internal inspections are by appointment only via Smart Move, so contact us now to arrange your individual tour.

The internal layout of the property in brief includes: entrance hall with built in storage cupboard, spacious L-shaped open plan lounge and dining area, separate fitted kitchen with external rear access door, bedroom one with fitted bedroom furniture as well as a walk-in wardrobe and three piece en suite shower room off, bedroom two also has fitted wardrobes and bedroom furniture and the three piece bathroom completes the accommodation.

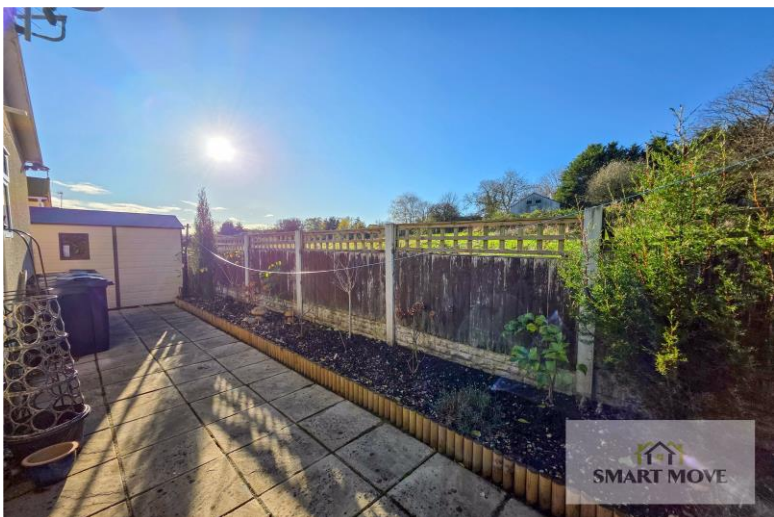
Surrounding the property are block paved areas, with the front being open and the rear and right-hand side garden areas are enclosed by a picket fence. The right-hand garden area benefits from an open aspect over a neighbouring field, making it quite private, whilst to the rear is a patio style garden with space for a garden shed and steps leading up to the rear door. Also to the rear is an allocated parking space for the property.

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, Co-op and Spar, making this property within a "stones throw" of all local amenities.

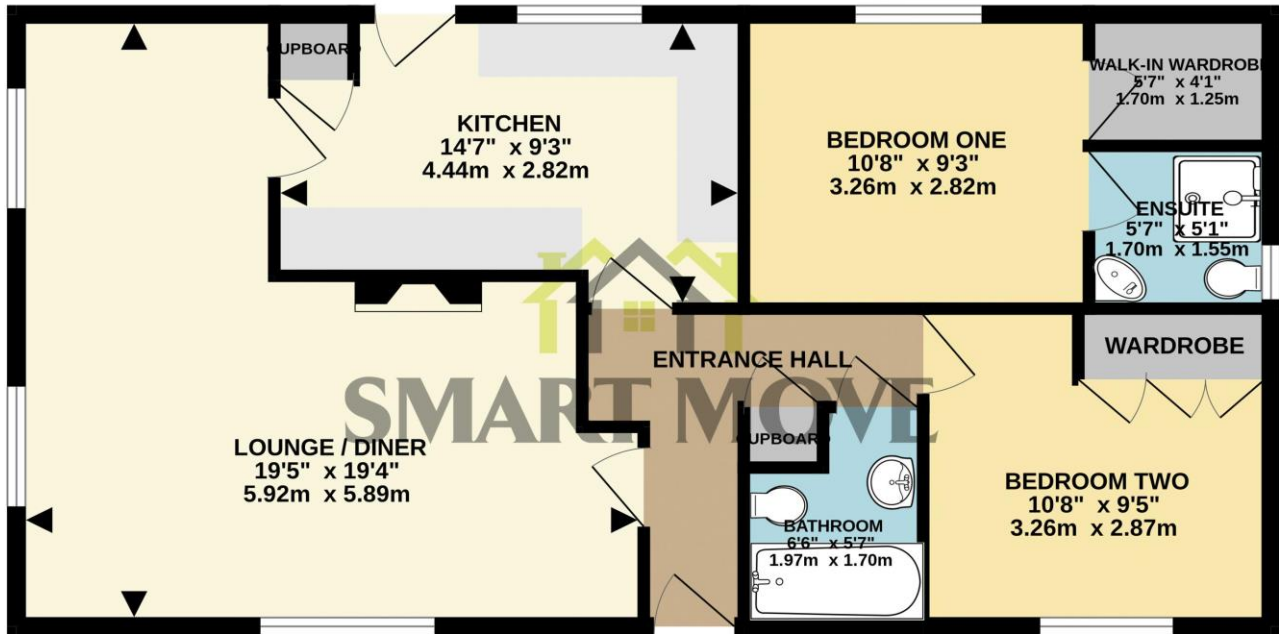


- \* Two Bedroom Detached Park Home**
- \* Well Presented Throughout & with Recent Decoration**
- \* Separate Fitted Kitchen**
- \* Second Bedroom with Fitted Wardrobes**
- \* Over 50's Age Requirement**

- \* Built in 2002 & Pitch Fee of £165.21 pcm**
- \* Open Plan L-Shaped Lounge Diner**
- \* Master Bedroom with Walk-in Wardrobe & En Suite**
- \* Three Piece Bathroom**
- \* UPVC, Mains Gas Central Heating & Council Tax Band A**



GROUND FLOOR  
751 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.7 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.