

**Holly Grove,
Tarleton**


SMART MOVE



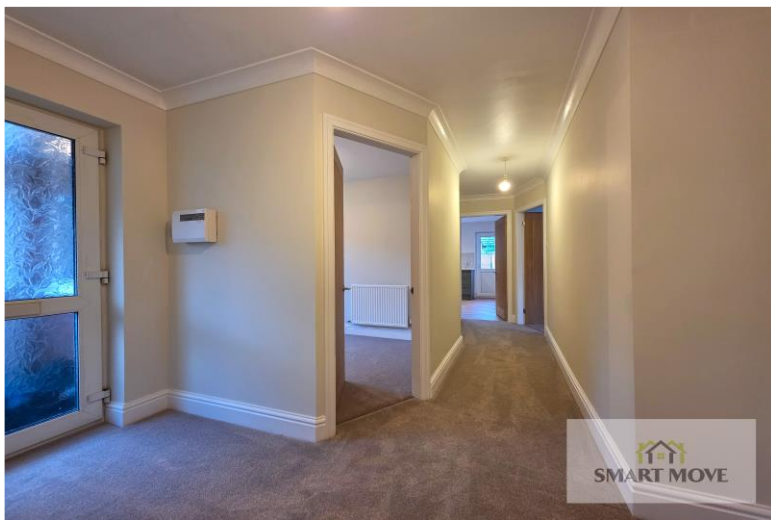
Asking Price **£345,000**



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Enjoying a peaceful location at the end of a cul-de-sac, lies this newly refurbished three bedroom detached true bungalow, which boasts a key-turn interior and benefits from no onward chain, making viewing in person strongly recommended. The property has only recently undergone a comprehensive programme of modernisation, including new kitchen and bathrooms, decoration throughout and new flooring, making it ready for the new owners to simply move straight in without the worry of needing to do any major works.

The internal layout of the property in brief includes: entrance porch which leads to the central hall, spacious lounge with internal sliding door to the conservatory, newly fitted kitchen with integrated fridge, freezer, dishwasher, oven and hob with extract hood over, separate utility room with space for a washing machine and dryer and the property's gas central heating boiler is also located here, bedroom one has a newly fitted three piece en suite shower room off, bedroom two has access to the loft via a pull-down loft ladder, bedroom three and the newly fitted three piece shower room completes the accommodation.

The property boasts off road parking on the tarmac driveway to the front and side. At the end of the driveway is access to the property's garage, through a up-and-over front door. The garage has been partitioned internally to create a storage area to the front and office to the rear. The office has light and power and is accessed from the property's rear garden, though the partition could easily be removed should the new owner wish to reinstate the garage for parking of a car. The rear garden faces a sunny southerly direction and boasts a paved patio area, mature lawn and fenced perimeter with gated access to the side.

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 only a short distance of all local amenities.

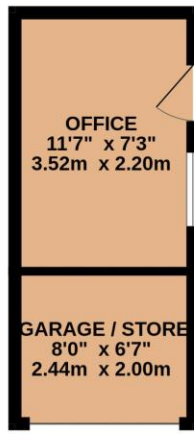


- * Recently Refurbished Detached True Bungalow**
- * Spacious Lounge & Conservatory**
- * Three Bedrooms with New En Suite Shower Room to Main**
- * Driveway for Ample Off Road Parking**
- * Private Enclosed South Facing Rear Garden**

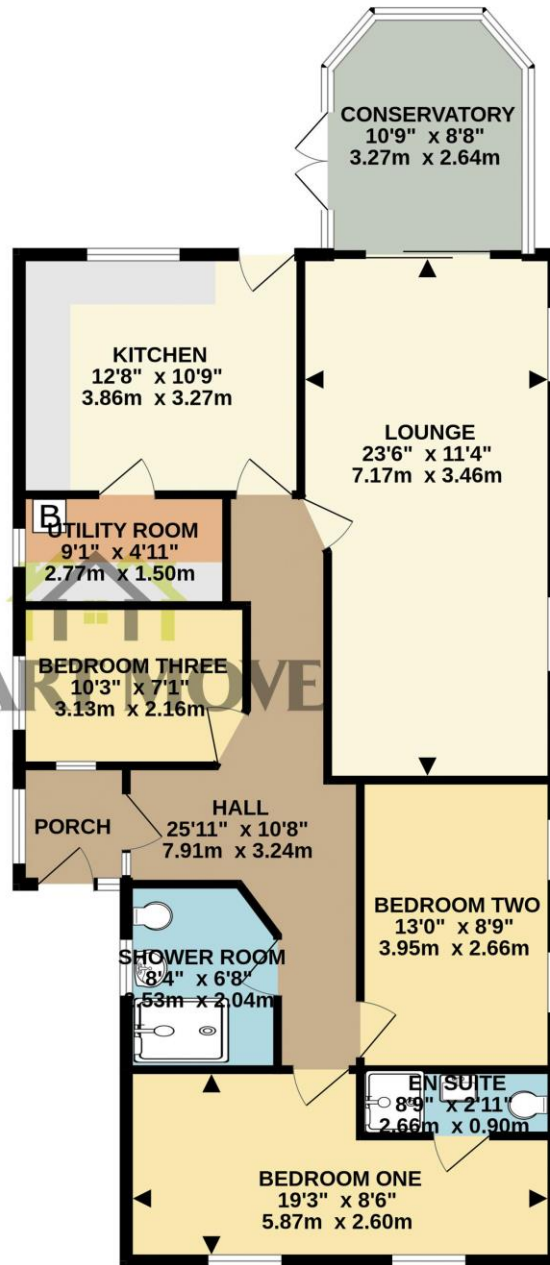
- * No Onward Chain & Vacant Possession**
- * New Kitchen with Separate Utility Room**
- * New Three Piece Separate Shower Room**
- * Garage for Storage with Office to Rear**
- * UPVC DG, GCH, Freehold, Council Tax Band D & EPC: C**



GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



GARAGE
148 sq.ft. (13.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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



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