

Church View, Tarleton


SMART MOVE



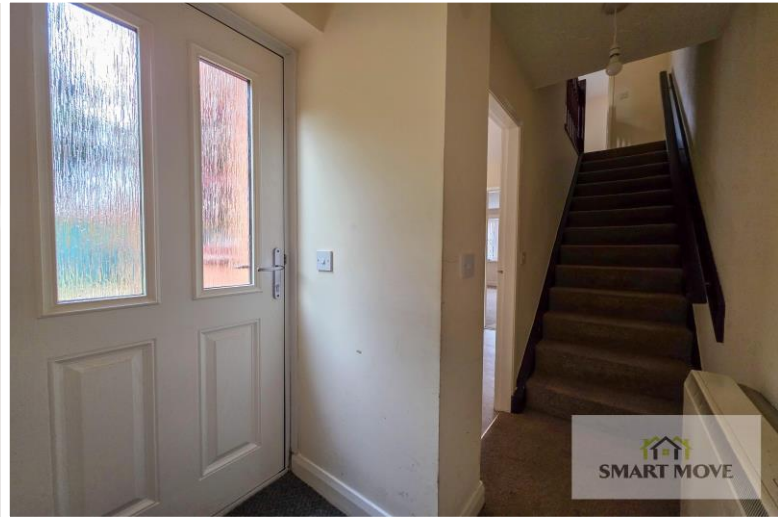
Asking Price **£130,000**



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Smart Move are delighted to present to the market this two bedroom mid terrace house, located just a short stroll to Tarleton village centre. Available for sale with benefit of NO ONWARD CHAIN, this well appointed property is available to view and move in NOW, making early viewings strongly advised. NB: This property is part of a over 55's scheme, meaning that all occupants must meet this minimum age requirement.

The internal layout of the property in brief includes: entrance hall with built in cloak cupboard, lounge, separate fitted kitchen, rear hall with staircase leading to the first floor as well as an external rear access door, two piece ground floor WC, first floor landing with loft access point, bedroom one, bedroom two has a built in over stairs storage cupboard and the three piece first floor bathroom completes the accommodation.

To the front of the property is a tarmac driveway for off road parking of one vehicle whilst to the rear is a paved patio area and mature lawned communal garden, bordered by established trees and shrubs.

We are informed that the property is FREEHOLD. We are informed that the service charge for the property is £78.07 pcm and includes: communal gardening and landscaping, communal external electric, communal window cleaning, communal gutter cleaning, helpline maintenance, insurance, management fees and cyclical redecoration contributions.

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.



- * Over 55's Age Requirement**
- * Two Bedroom Mid Terrace House**
- * Ground Floor WC & First Floor Bathroom**
- * Maintained Communal Rear Garden**
- * Electric Heating & UPVC Double Glazing**

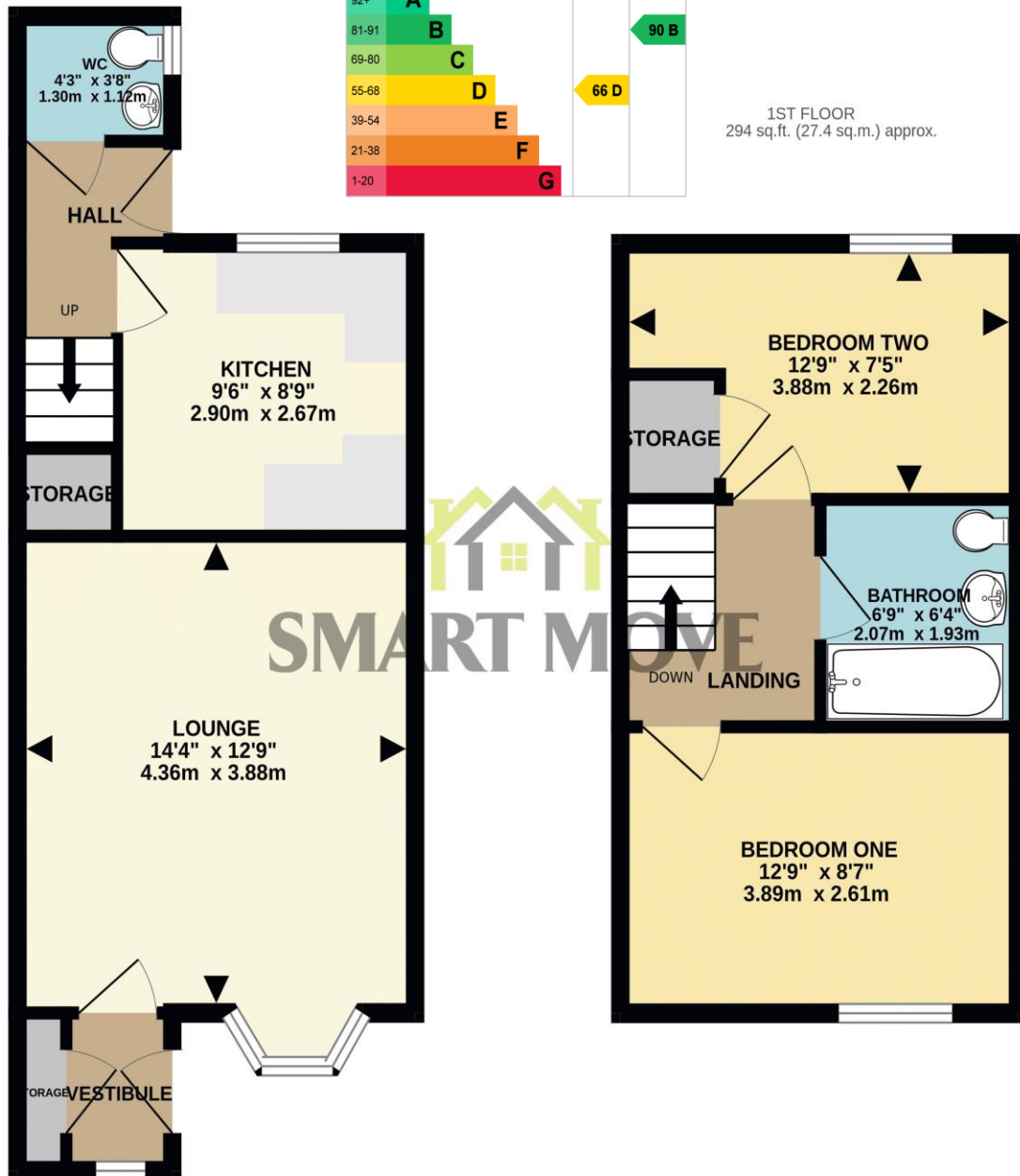
- * NO ONWARD CHAIN**
- * Lounge & Separate Kitchen**
- * Driveway for Off Road Parking**
- * Short Walk to the Village Centre**
- * EPC Rating D & Council Tax Band B**



GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR
294 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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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.