



-  Modern Detached Bungalow
-  Two Bedrooms
-  Immaculate Throughout

-  Garage & Parking
-  Mature Corner Plot
-  Cul de Sac Position

**Price: £315,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008







Occupying a quiet cul de sac position within easy reach of the heart of the West Lancashire village of Tarleton, this very well presented, detached, modern bungalow has been much improved by the current owner and an early inspection is highly recommended.

Sitting on a generous corner plot, the double glazed and gas centrally heated accommodation briefly comprises: Entrance Vestibule, Hall, Lounge/Dining Room, Garden Room, Fitted Kitchen, two Bedrooms and Shower Room.

Outside, the bungalow stands in mature gardens to front, side and rear, the front and side having shaped lawns and well stocked, established shrub borders. The private rear garden is mainly paved, again with established borders. A tarmac driveway provides off road parking and leads to the oversize garage with power and light connected.

Fletcher Avenue is a turning off Hunter Avenue, off Hesketh Lane, within easy reach of the shops and amenities of Tarleton Village.





### Entrance Vestibule

### Hall

**Lounge/Dining Room** - 5.92m x 3.63m (19'5" x 11'11")

**Garden Room** - 3.63m x 2.16m (11'11" x 7'1")

**Kitchen** - 3.66m x 2.74m (12'0" x 9'0")

**Bedroom 1** - 3.66m x 3.38m (12'0" x 11'1")

**Bedroom 2** - 3.05m x 3m (10'0" x 9'10")

**Shower Room** - 2.18m x 1.65m (7'2" x 5'5")

**Outside:** The bungalow stands in mature gardens to front, side and rear, the front and side having shaped lawns and well stocked, established shrub borders. The private rear garden is mainly paved, again with established borders. A tarmac driveway provides off road parking and leads to the oversize garage with power and light connected.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band D.

**Tenure:** Freehold

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

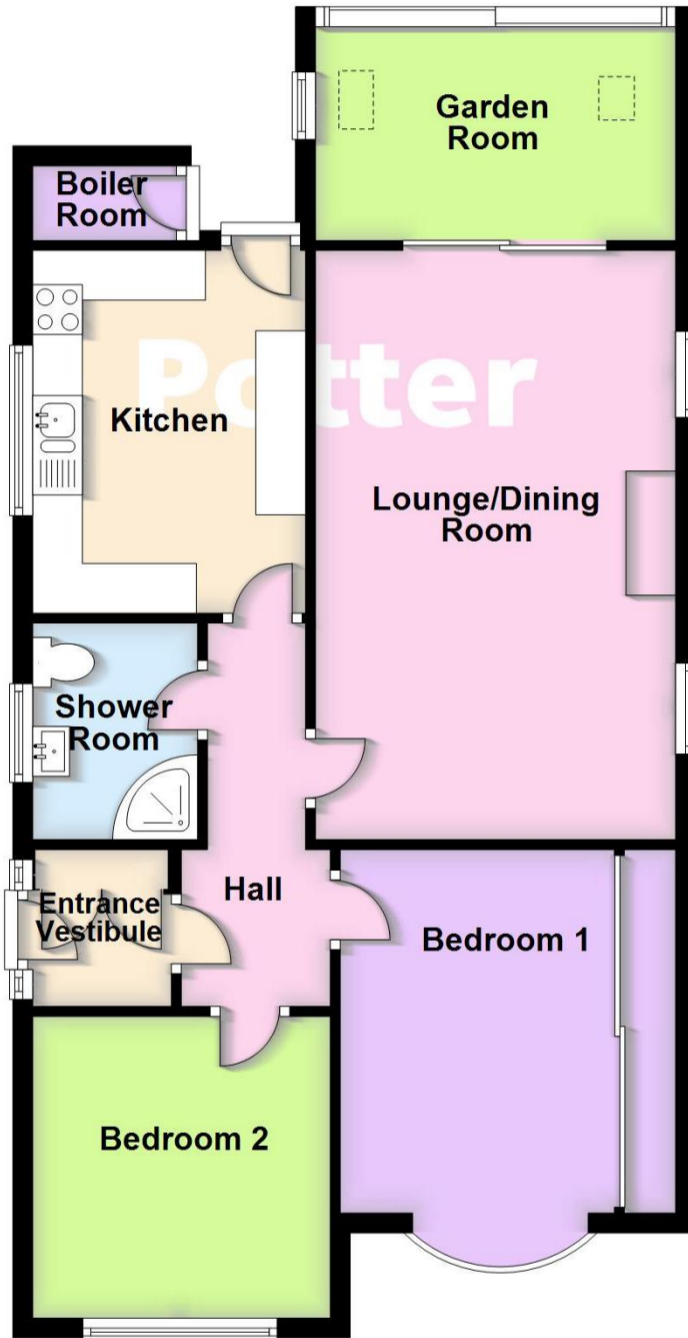
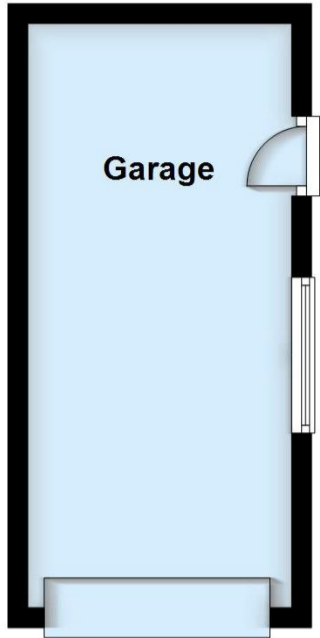
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## Ground Floor

Approx. 75.4 sq. metres (811.7 sq. feet)



Total area: approx. 75.4 sq. metres (811.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



5 Hill Street, Southport  
PR9 0NW

01704 500 008  
www.karenpotter.co.uk