



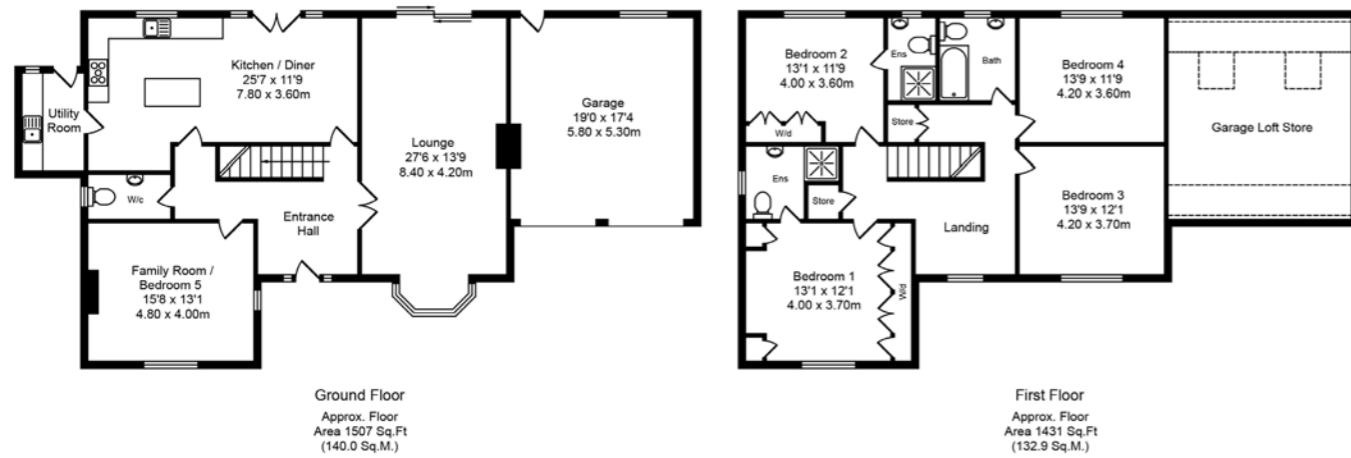
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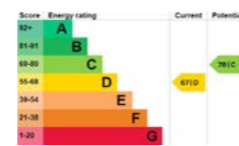
Total Approx. Floor Area 2938 Sq.ft. (272.9 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.
Tenure: Freehold
Council Tax Band: F
Details Prepared 03/04/23

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Fulwood Avenue, Tarleton
Guide Price £799,995



This outstanding and well-presented detached property on a good sized plot is in one of the areas most desirable locations, built by the present owners to a high specification and located on a private road in a conservation area. This home with 'No Chain' is impressive both inside and out and provides a fantastic flow of accommodation and an excellent floor plan.

Highlights include impressive reception hallway, open plan kitchen/dining room, two reception rooms and four bedrooms. The tastefully neutrally decorated lounge is light and bright due to the large bay window at the front and French doors at the rear, with a lovely feature fireplace. There is another reception room which again is nicely decorated with dual windows facing the front and side of the home. The good-sized kitchen/dining room is fitted out with modern white gloss wall and base units with contrasting black quartz worksurfaces and integrated appliances consisting of range style double oven, overhead extractor fan, dishwasher and fridge and freezer. There is also a central island where you can sit and eat breakfast, or chill with a glass of wine, as well as a dining room table fantastic for entertaining friends and family whilst looking over the rear garden. Rounding off the ground floor is a handy utility to house the white goods and a cloaks/WC.

The first floor leads to four bedrooms off a very large landing and consists of a master bedroom with ensuite shower room, an additional three double bedrooms, one with and ensuite and a contemporary family bathroom in classic white, comprising of vanity hand wash basin, W/C and bath with shower.

Externally there is parking available to the front, both on the sweeping block paved driveway, as well as within the attached double garage. Above the garage is a useful loft room/store, which is accessed by ladders from the garage and has two Velux windows to the rear elevation. The loft room offer both great storage, as well as potential to convert it to another room, subject to relevant permissions. The main garden is South facing and located to the rear of the property and offers a patio area, mature lawn and well stocked planted borders of numerous plants, trees and shrubs.

Tarleton is a village situated in the North East of Southport, and to the South West of Preston and 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 and independent shops.

Early viewing is recommended.





KEY FEATURES
Stunning Detached Family Home
Four Double Bedrooms
Two Bedrooms with Ensuite Facilities
Circa 2938 Square Feet
Open Plan Kitchen/Dining Room
Large Plot
Private Road
Extensive Driveway Parking
Established and Well Presented South Facing Rear Garden
Village Location







