

**Old Prescot Close,
Melling**


SMART MOVE



Asking Price £700,000



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



Occupying an enviable position at the end of an exclusive cul-de-sac development of just twelve individually designed new homes, this impressive four-bedroom detached residence offers approximately 2,069 sq ft of beautifully considered living accommodation. Enjoying superb open rural views to the rear, the property combines a peaceful setting with generous proportions and a high-specification finish throughout, creating an exceptional contemporary family home. Currently under construction and anticipated to be ready for occupation in Winter 2026, this outstanding property offers an exciting opportunity to secure one of the development's most desirable plots.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor and a built in storage cupboard beneath. spacious main lounge, open plan family room and high specification fitted kitchen, boasting a centre island unit, quartz worksurfaces, integrated appliances and a bi-folds opening to the rear garden, separate utility / laundry room with external rear access door, ground floor WC and the attached integral garage completes the ground floor. To the first floor is a central landing with large feature window to the front and access to the loft space via a pull-down loft ladder, four double bedrooms, with en suite shower rooms to bedrooms one and two and the fourpiece family bathroom completes the accommodation.

To the front of the property is a lawned front garden and off road parking on a resin double width driveway. Additional parking is also available within the attached integral garage, accessed through a remote controlled electric sectional front door. The main garden is located to the rear and offers a generous Indian stone patio spanning the width of the property, beyond which is a lawned garden and amazing rural open views beyond the end fence.

NB: As the property is currently under construction, the room measurements on the floor plan are proposed and may vary upon completion of the build. Site viewings are strictly by appointment only, as this is an active building site. Some images may be AI enhanced in order to portray the finish to be expected with the property.

Anti Money Laundering Regulations (AML): Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company (Smart Search) to conduct these checks at a charge of £45 (total) per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.



*** Four Bedroom Detached New Build**

*** Rural Open Views to the Rear**

*** Utility Room & Ground Floor WC**

*** Spacious Four Piece Family Bathroom**

*** End Cul-de-Sac Position of Just 12 New Homes**

*** Accommodation Circa 2,069 sq ft**

*** Lounge & Large Open Plan Kitchen Family Room**

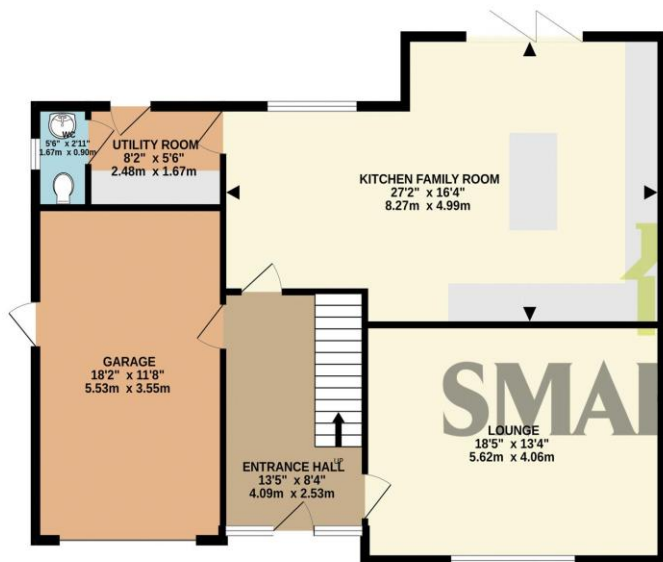
*** En Suite Shower Rooms to Bedrooms One & Two**

*** Resin Driveway & Integral Garage with Electric Door**

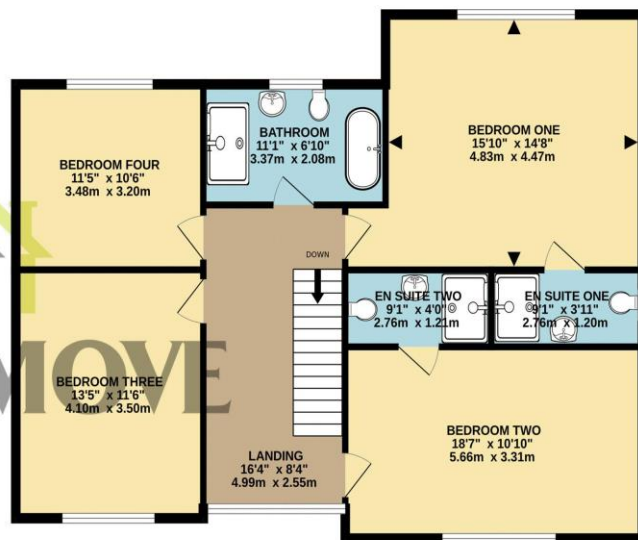
*** Freehold, UPVC DG, Heat Pump CH & EPC tbc**



GROUND FLOOR
1034 sq.ft. (96.1 sq.m.) approx.



1ST FLOOR
1034 sq.ft. (96.1 sq.m.) approx.



TOTAL FLOOR AREA: 2069 sq.ft. (192.2 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.