

Hesketh Lane,  
Tarleton

  
**SMART MOVE**



Asking Price **£305,000**



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Enjoying a corner plot location only a short walk to Tarleton village centre, this detached true bungalow is the epitome being deceptive, as beyond the cottage style frontage, lies a modern open plan kitchen family room extension to the rear, which really must be seen in person in order to fully appreciate. Available with benefit of NO ONWARD CHAIN, this three bedroom property is ready to move straight into and as bungalows such as this are few and far between, it is well worth your time to go view in person before it is snapped up.

The internal layout of the property in brief includes: storm porch with internal door leading to the entrance hallway, lounge with feature fireplace and bay window to the front of the property, bedroom one also has a bay window to the front, bedroom two has a side facing window and bedroom three has a sun pipe as well as built in storage, inner hallway, utility room, three piece bathroom and the open plan modern fitted kitchen family room is located to the rear with French doors to the rear, side access door as well as windows on two sides and Velux roof lights for natural light.

The property enjoys a corner plot location and as such benefits from garden areas to the front, side and rear. To the front is a good sized mature garden with well stocked mature flower beds and a pathway leading down the left-hand side of the property where there is a generous patio area and timber garden shed. The main garden is located to the rear and boasts a paved patio area, established lawn with feature trees and a paved path leading to the end of the property. Off road parking is located to the rear and access off Sandringham Close and boasts a driveway for two cars as well as a detached single garage.

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. This property is also located within walking distance of Hesketh Bank village, making additional shops such as Booths, Dominos, the Post Office, within easy reach.



**\* Detached True Bungalow**

**\* Corner Plot Location**

**\* Garden Areas to the Front, Side & Rear**

**\* Utility Room & Three Piece Bathroom**

**\* Modernised & Extended in Recent Years**

**\* No Onward Chain & Vacant Possession**

**\* Driveway & Detached Single Garage to the Rear**

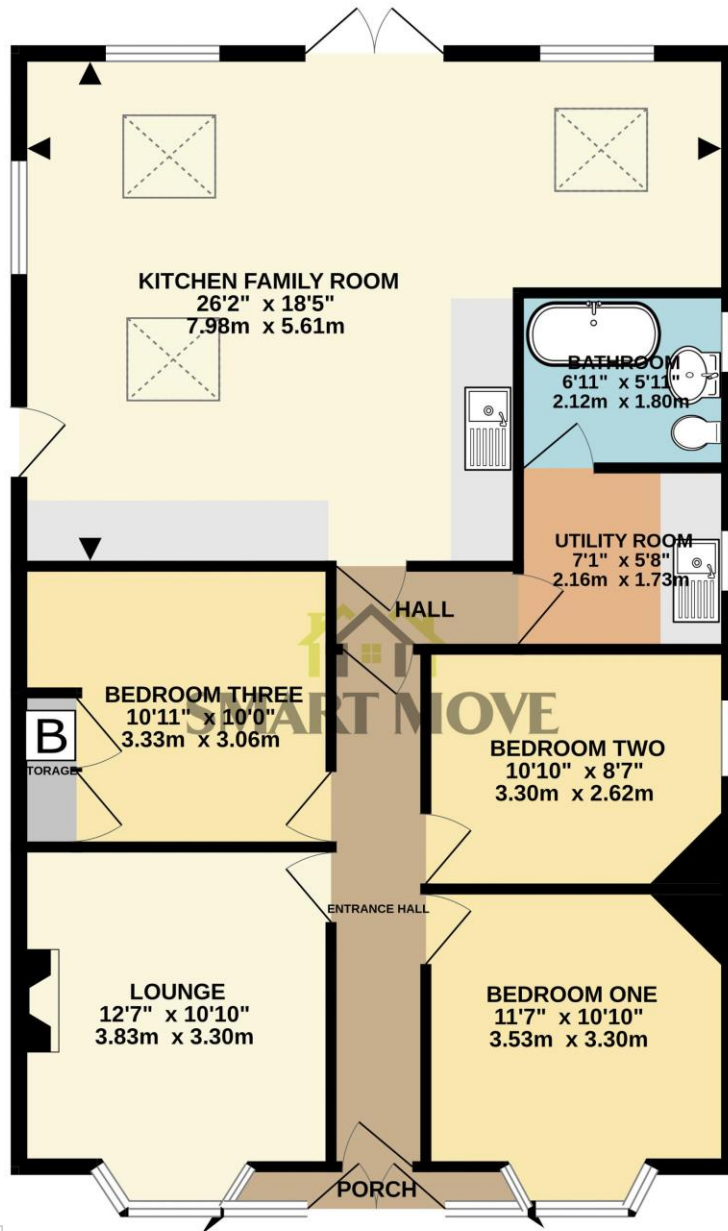
**\* Lounge plus Open Plan Kitchen Family Room**

**\* Three Bedrooms**

**\* Freehold, UPVC DG, GCH, Council Tax Band B & EPC: D (Rated Prior to Modernisation)**



GROUND FLOOR  
1029 sq.ft. (95.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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.

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