Orchard Farm Close, Mere Brow

SMART MOVE



Asking Price **£425,000**





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Spanning a deceptively spacious area of around 1,650 sq ft (including the garage,) this modern four bedroom home is well worth your time to go see first-hand, as not only is the accommodation immaculately presented, but it also benefits from a peaceful cul-de-sac setting and an outlook to the front over an orchard. This detached property is flexible in its use, as there are three bedrooms to the first floor and one on the ground floor, which could also be used as a third reception room, allowing for the property to be adapted to suit the purchasers needs, so call Smart Move now to book to see this impressive house with your own eyes.

The internal layout of the property in brief includes: porch, central hallway with staircase leading to the first floor, sitting room, separate lounge, open plan modern fitted kitchen, ground floor bathroom and bedroom four also to the ground floor (currently used as a third reception room.) To the first floor is a landing, bedroom one with en suite shower room off, two further bedrooms and a first floor bathroom. NB: All bedrooms to the first floor have fitted wardrobes.

Outside is a lawned garden in front of the property and off road parking to the left-hand side for two or three cars on the driveway, plus additional parking, or useful storage, within the single garage. Within the garage is light and power, as well as mezzanine storage in the loft space above. The main garden is located to the rear and offers a paved sun terrace, low maintenance artificial turf lawned area and planted flower bed borders.

The vendor informs us of the following information for potential buyers to note: the boiler for the property's gas central heating system is around 7 years old and the house itself was constructed in 2016, with the builders guarantee still in place until August 2026. The loft space is part boarded and has a light. Fitted blinds to the front of the property are black-out blinds and the rear blinds are all electric with control via an app for easy activation and also setting timer functions. The property is also connected to fibre, for super fast internet.

Anti Money Laundering Regulations (AML): By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Caddjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee off £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. *Additional charges (if applicable) = £25 + VAT per giftor.





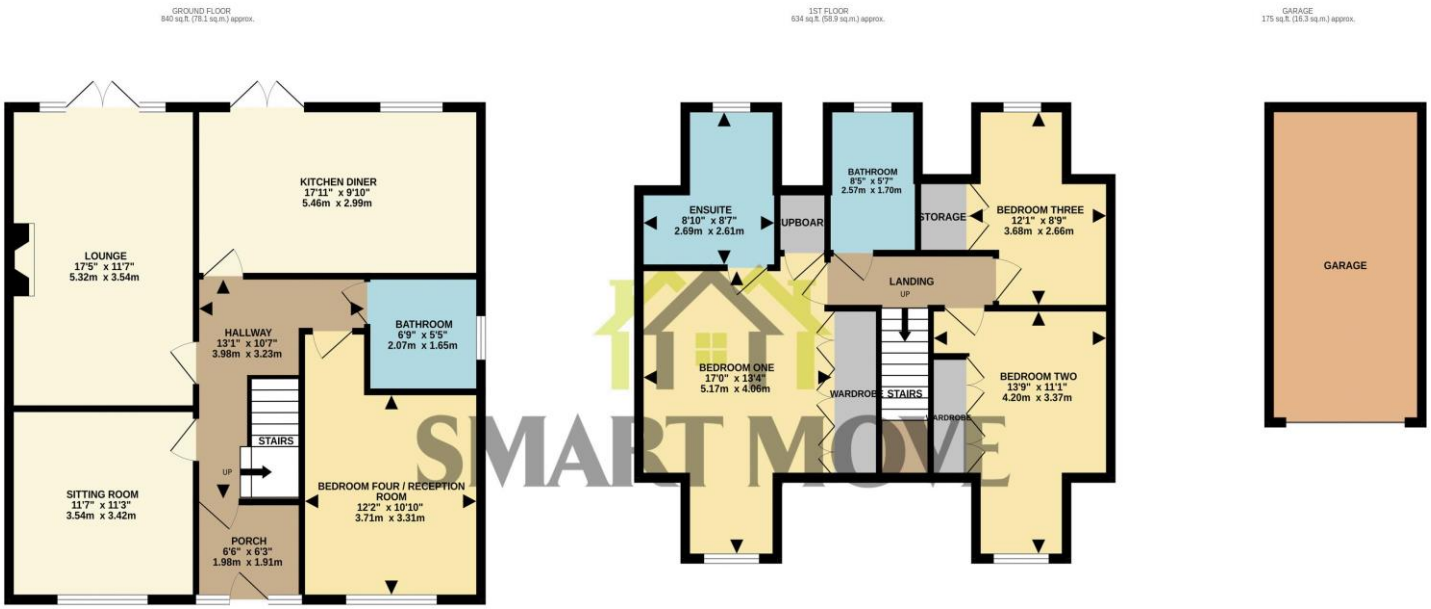
* Modern Four Bedroom Detached Dormer Style Home
* Private Road Setting with Orchard Views to the Front
* Spacious & Flexible Living Accommodation
* Sitting Room, Lounge & Open Plan Kitchen Diner
* Ground Floor Fourth Bedroom / Third Reception Room
* Three Piece Bathrooms to the Ground & First Floors
* Three Bedrooms to First Floor - One with En Suite Shower Room
* Driveway, Garage (with Mezzanine Storage) & Private Rear Garden
* Built in 2016
* Freehold, Council Tax Band E & EPC C











TOTAL FLOOR AREA : 1650 sq.ft. (153.3 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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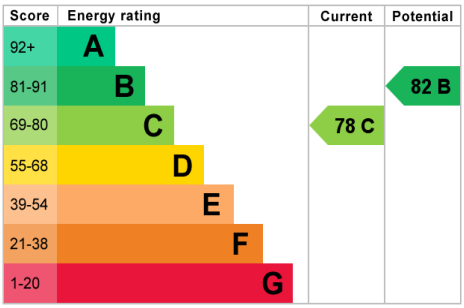

Smart Move – Tarleton
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in 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.