

**Tarleton Courtyard, Church Road,
Tarleton**


SMART MOVE



Asking Price **£149,950**



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A beautifully presented first-floor apartment right in the heart of the village, this two-bedroom home offers convenience, comfort and an easy lifestyle. Just steps from local shops, cafés and everyday amenities, it's perfectly placed for anyone who wants everything close at hand. Inside, the property is light, welcoming and well maintained throughout, making it an ideal move-in-ready option. With the added benefit of no onward chain, it provides a straightforward opportunity for buyers seeking a smooth and simple purchase.

You enter the building through secure full-height glass doors and step into the ground floor communal lobby, where there are stairs as well as an elevator to the first floor. Once on the first floor there is a further communal landing with seating area and then a further secure internal door to the apartments, where there is a hallway with a private entrance door to apartment 4, which is shared by just two other apartments.

Once inside the apartment you step into a spacious central hallway with storage cupboard, video intercom handset to the buildings main entrance and internal doors leading off to each of the apartments rooms which include a spacious open plan lounge and fully integrated kitchen with granite work surfaces, two double bedrooms and the three piece bathroom. Off road parking is allocated to the left-hand side of the building, with this apartment having 1 allocated space.

Set to the left-hand side of the building are allocated parking spaces for each apartment in the building, with this property having 1 allocated space.

To locate the main entrance to the building using What3Words, search keywords: [///kilt.originals.widget](https://www.what3words.com/#!/kilt.originals.widget)

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, Co-op and Spar, making this property within only a short distance of all local amenities.

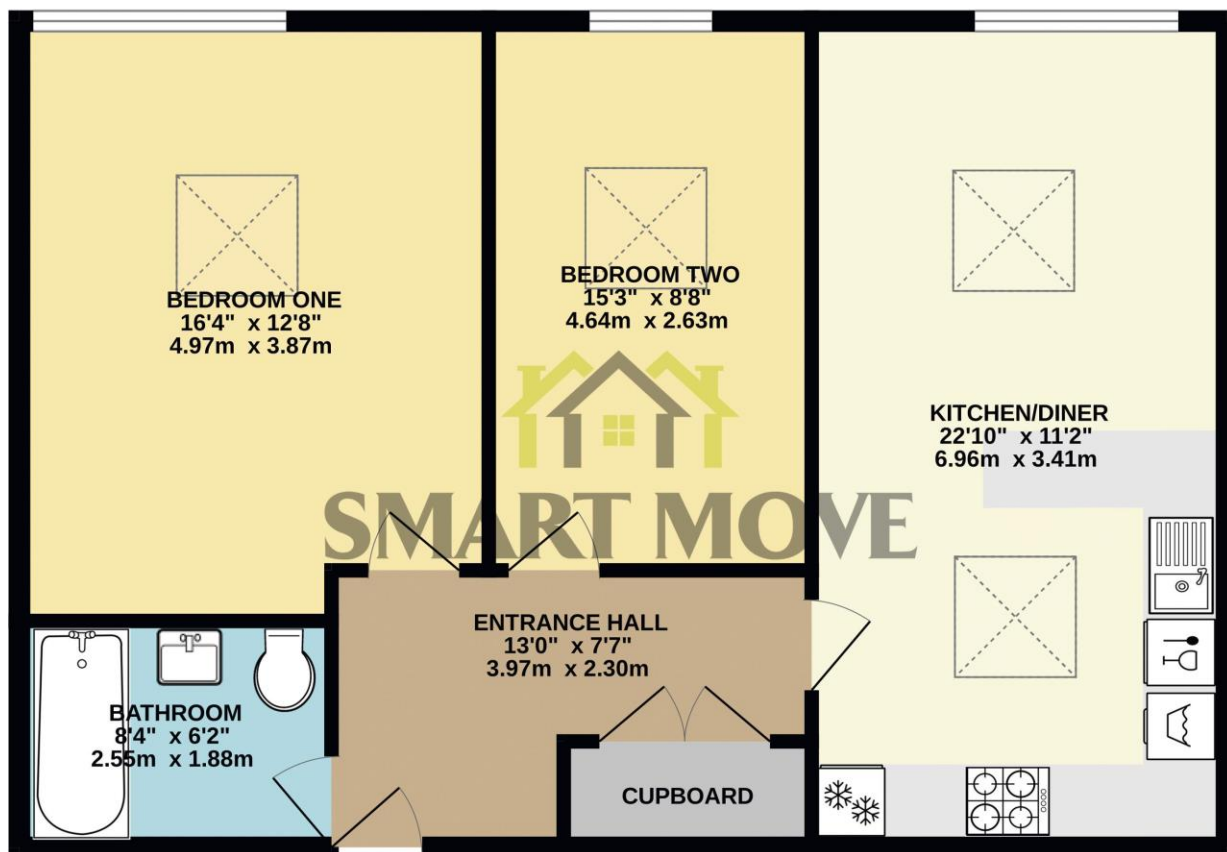


- * Two Bedroom First Floor Apartment
- * Very Convenient Central Village Location
- * Kitchen with Integrated Appliances
- * Secure Intercom Entry System, Staircase & Elevator Access to First Floor
- * Double Glazing, Skylights & Electric Heating

- * Sold with Benefit of NO ONWARD CHAIN
- * Open Plan Lounge & Modern Fitted Kitchen
- * Two Double Bedrooms & Three Piece Bathroom
- * One Allocated Parking Space
- * Council Tax Band B & EPC Rating tbc



GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 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.