Hesketh Lane, Tarleton

SMART MOVE

Asking Price **£470,000**

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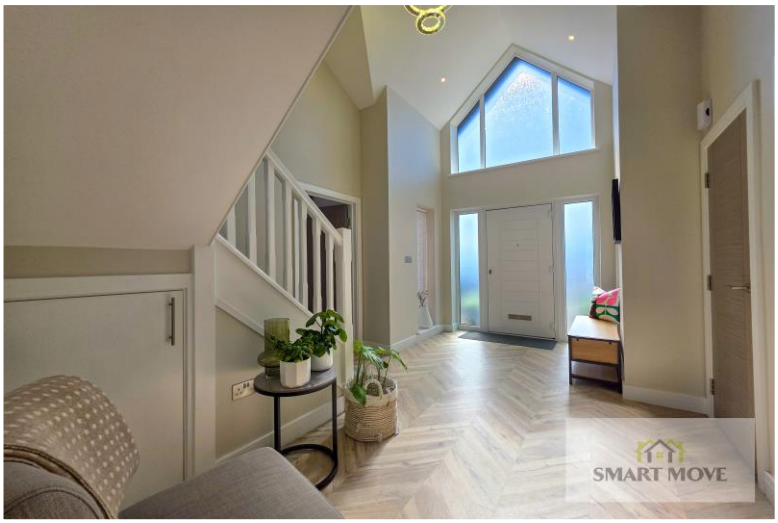


Enjoying a set-back location and a larger than average plot of around 0.15 acres, this four bedroom detached home is the epitome of a “key turn property” and while the photos show just what a high standard it is presented to, we can assure you that seeing it in person will not disappoint. This one-off property is quite different to other houses currently available, making internal inspection highly recommended, so contact Smart Move now to enquire.

The internal layout of the property in brief includes: spacious full height entrance hallway with staircase to the first floor and galleried landing, ground floor WC, bedroom / home office with en suite shower room off, generous dual aspect lounge with French doors opening to the rear garden and open plan L-shaped family dining kitchen with bi-folding doors opening out to the patio sun terrace with canopy over. To the first floor is a central landing, master bedroom with en suite shower room off, two further bedrooms and the first floor family bathroom.

Off road parking is available to the front of the property on the tarmacadam driveway, whilst to the rear is a larger than average private garden offering a paved sun terrace with covering overhang, large established lawn, planted trees and shrubs bordering and at the end of the garden is a vegetable garden area with raised beds. Beyond the end boundary are views over a neighbouring farm, making for a pleasant rural outlook.

For precise directions using What3Words search keywords: outwards.zebra.rummage

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 only a short distance of all local amenities.

* Immaculately Presented Detached Home with Four Double Bedrooms

* Set-Back Location with Views over Protected Farmland

* Ground Floor Bedroom / Study with En Suite Shower Room

* Ground Floor WC & First Floor Bathroom

* Driveway to the Front & Mature Rear Garden with Vegetable Garden Area

* Total Plot of Around 0.15 Acres

* Dual Aspect Lounge and L-Shaped Kitchen Diner with Bi-Folds

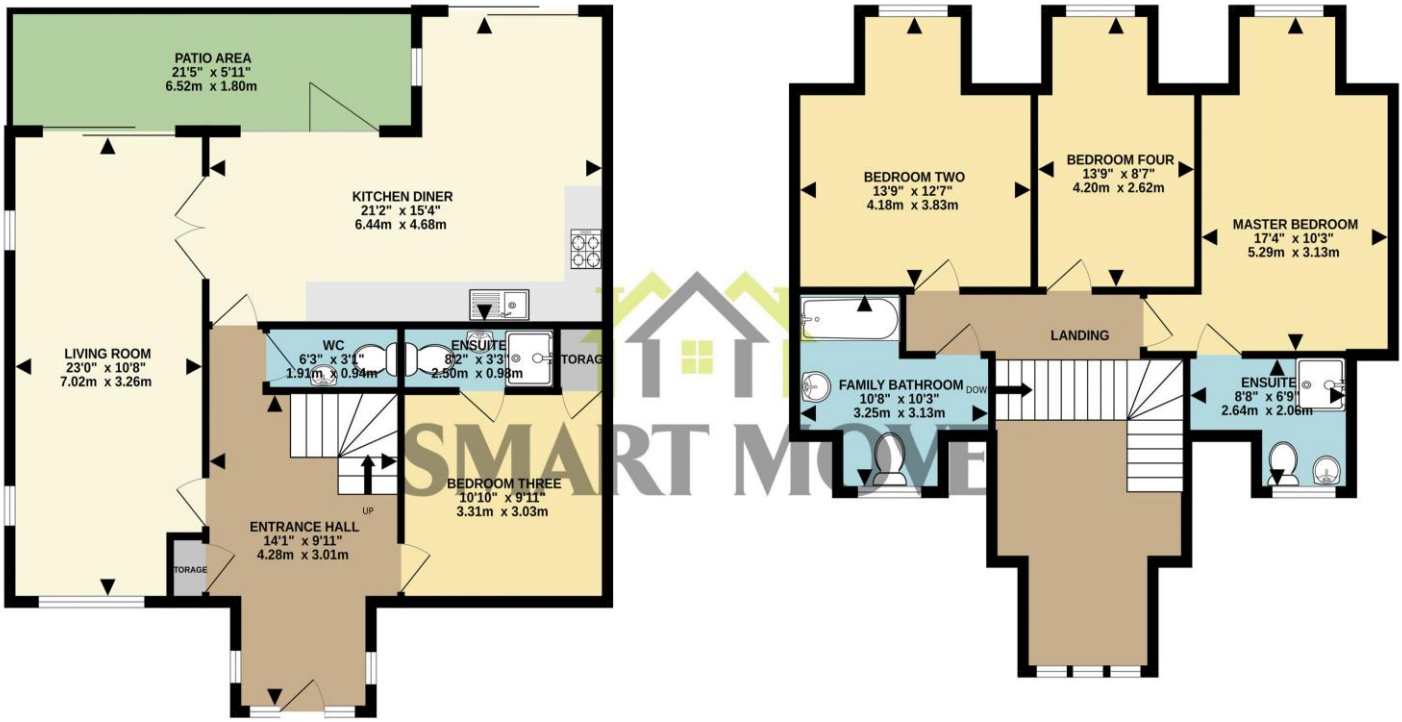
* First Floor Master Bedroom with En Suite Shower Room

* Versatile Layout with Bedrooms to the Ground & First Floors

* Freehold, Council Tax Band E & EPC Rating B

GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.

1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 1542 sq.ft. (143.2 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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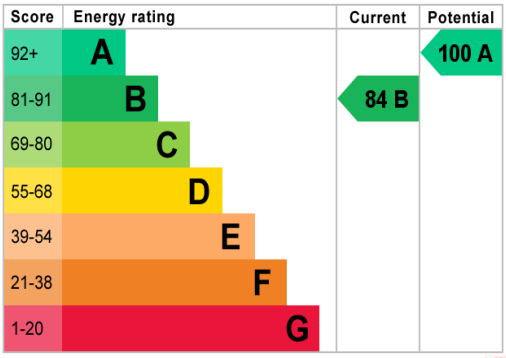

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT

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.