Hesketh Lane, Tarleton

SMART MOVE



Asking Price **£425,000**





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Smart Move are delighted to present For Sale this deceptively spacious detached home, which from first glance may appear to be a small true bungalow, but if you examine the floor plan, or step foot inside, then you will be greeted by an interior which has been extended (both to the rear and also into the loft space) providing ample accommodation which is flexible in its use. Outside there is vast potential, as the plot totals around 0.25 acres and as such can be enjoyed simply as amazing gardens or there is even scope to section off some land to the left to create a building plot (STPP,) making this property one which is well worth your time going to see first hand.

The internal layout of the property in brief includes: spacious entrance hall with staircase leading to the first floor and built in storage cupboard, lounge with feature fireplace and bay window, bedroom one also has a bay window and fitted open wardrobes for useful storage, bedroom two, ground floor bathroom, dining room, large L-shaped open plan fitted kitchen family room with side porch to the driveway and French doors leading to the rear garden, spacious first floor landing, which is currently used as a play room and has a door leading to the loft space for useful storage or potential for conversion (subject to planning permission,) and bedroom three to the first floor completes the accommodation.

The plot the property occupies totals around 0.25 acres and as such has fantastic outdoor space and masses of potential. The main garden is located to the rear and boasts a paved patio area and grassed lawn, beyond which are open views over a neighbouring field. To the left-hand side of the property is a large space currently used for off road parking, but which could also potentially be a building plot for a separate dwelling (subject to planning permission.) The parking area is made up of a generously sized paved hardstanding area as well a detached garage. Additional parking could also be created in front of the property, as there is lots of space in the currently open area in front, which has two dropped curbs for either creating a in-and-out driveway, or two separate driveways.

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.





* Plot of Around 0.25 Acres
* Potential Building Plot to the Left (STPP)
* Lounge, Dining Room & L-Shaped Kitchen Family Room
* Ground Floor Bathroom
* Driveway, Detached Garage & Spacious Rear Garden
* Epitome of the Phrase "Lika a Tardis"
* Generously Proportioned & Flexible Accommodation
* Three Bedrooms (Two to Ground Floor)
* Spacious Open Plan Landing
* Freehold, Council Tax Band: E & EPC: D



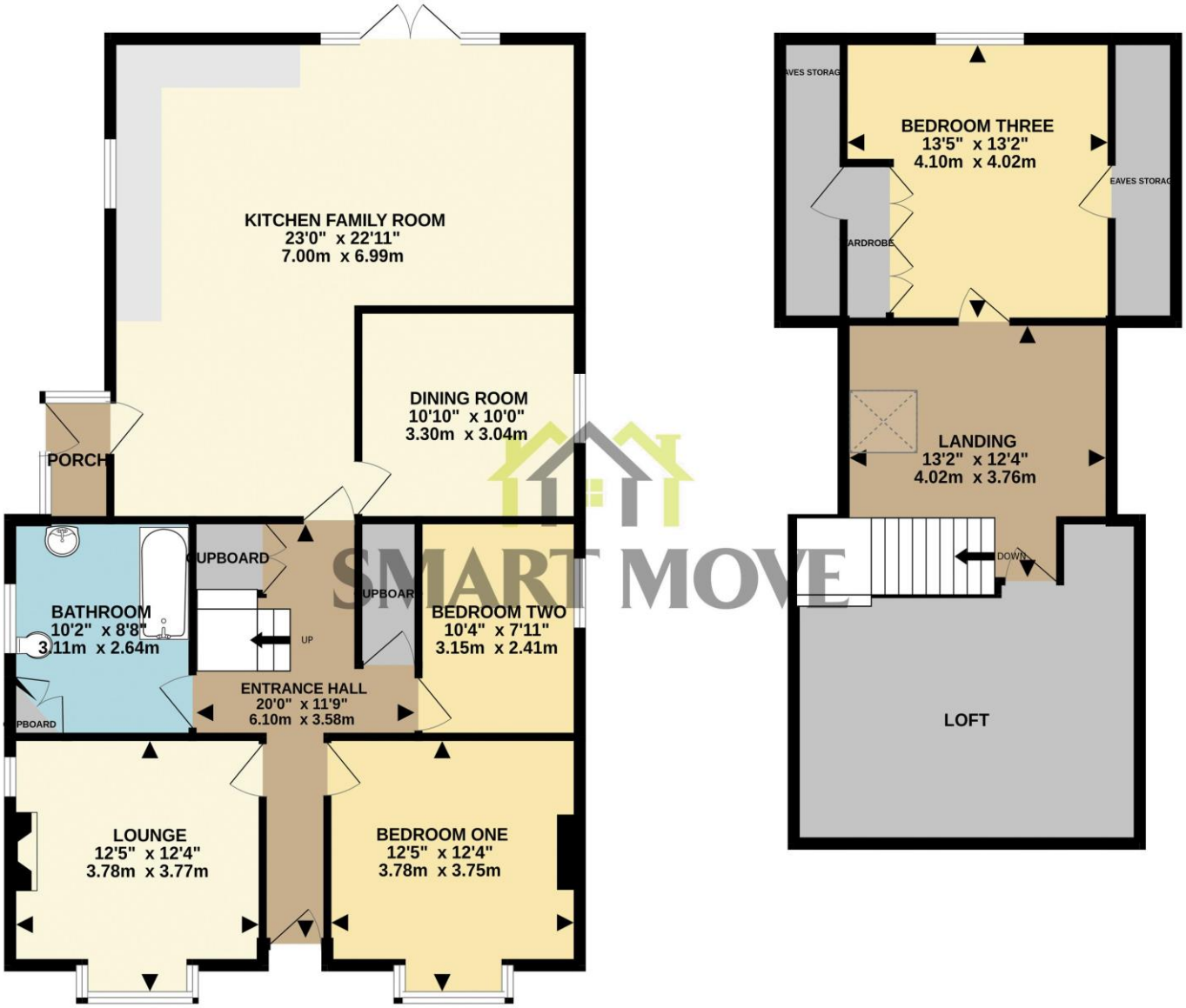


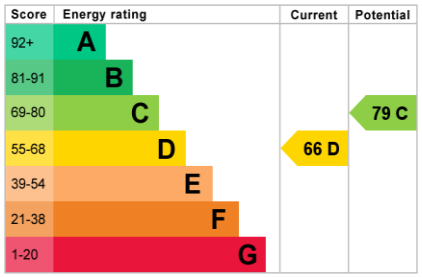




GROUND FLOOR
1143 sq.ft. (106.2 sq.m.) approx.

1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.





TOTAL FLOOR AREA : 1790 sq.ft. (166.3 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.