

**Haig Avenue,
Tarleton**


SMART MOVE



Asking Price **£245,000**



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A beautifully presented and extended home in the popular village of Tarleton, combining generous living space with everything village life has to offer. Haig Avenue is ideally positioned to enjoy Tarleton's thriving village community, with excellent local schools, independent shops, cafés, pubs and restaurants all close by, together with open countryside and walks on the doorstep. Offering the best of both worlds, Tarleton retains a genuine village feel while remaining well connected to the surrounding towns and wider North West – making it an excellent place to put down roots.

The house itself is a beautifully presented traditional two-bedroom semi-detached home which has been thoughtfully extended, creating a surprisingly spacious and versatile ground-floor layout. A welcoming entrance hall leads to a separate lounge at the front of the property, while the rear of the house opens into an impressive kitchen and dining space with an additional snug / garden room overlooking the garden. This extended living space is the real heart of the home and works equally well for everyday living, entertaining or simply relaxing. Upstairs are two well-proportioned bedrooms and a four-piece family bathroom, with loft access from the central landing. The property is well maintained and ready to move straight into, making it equally suited to first-time buyers, a small family, those relocating into the village or buyers looking to downsize.

A generous driveway provides ample off-road parking and continues along the side of the house to a detached single garage. To the rear is a private garden with a patio seating area, lawn, raised planting area and useful garden storage – providing an attractive and manageable outdoor space for relaxing and entertaining.

For many buyers, Tarleton itself will be every bit as important as the house. The village offers an attractive combination of highly regarded schools, everyday amenities, independent businesses and welcoming places to eat and drink, all surrounded by the Lancashire countryside. It is a location that offers a genuine sense of village life without sacrificing convenience – and Haig Avenue provides an opportunity to enjoy it in a home that is ready to move straight into. Council Tax: Band B EPC: Rating C

How to Find the Property: To locate the property using What3Words search: [///nickname.glove.producers](https://www.what3words.com/?q=///nickname.glove.producers)

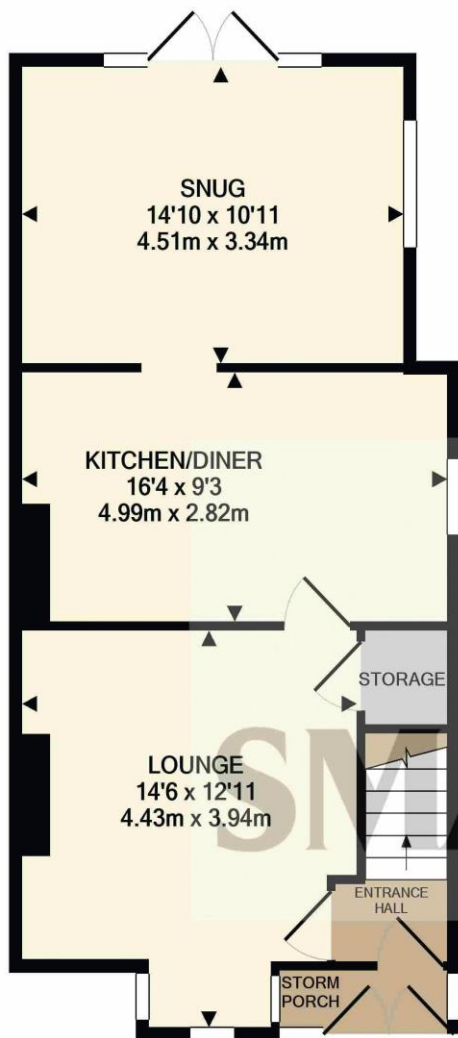


- * Beautifully Presented & Extended Semi-Detached Home
- * Spacious Kitchen Diner & Rear Snug / Garden Room
- * Two Well-Proportioned Bedrooms
- * Private Rear Garden plus Detached Garage & Generous Off-Road Parking
- * Move-In Ready Home

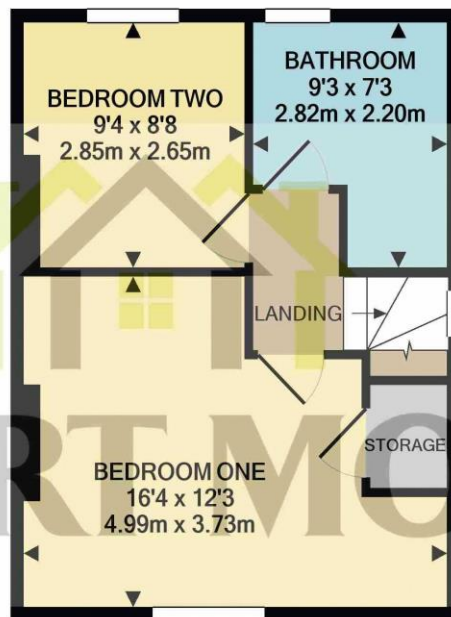


- * Situated in the Popular Village of Tarleton
- * Separate Lounge
- * Four-Piece Family Bathroom
- * Excellent Local Schools & Village Amenities
- * Council Tax Band B & EPC Rating C

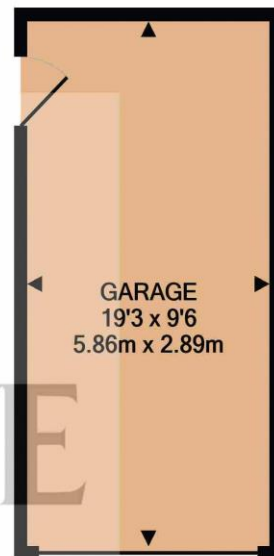




GROUND FLOOR
APPROX. FLOOR
AREA 531 SQ.FT.
(49.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 342 SQ.FT.
(31.8 SQ.M.)



DETACHED GARAGE
APPROX. FLOOR
AREA 184 SQ.FT.
(17.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1057 SQ.FT. (98.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.