

**Old Prescot Close,
Melling**


SMART MOVE



Asking Price £480,000



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



Set within a peaceful semi-rural pocket on the edge of Melling, this beautifully crafted four-bedroom detached home offers modern living with a sense of space and exclusivity. Part of an intimate development of just twelve properties, it combines privacy with a welcoming community feel. Finished to a genuinely high specification throughout and ready to move into immediately, it delivers stylish contemporary interiors, quality materials and thoughtful design. With countryside surroundings enhancing the outlook and atmosphere, this is a home that balances comfort, convenience and a touch of rural calm.

The internal layout of the property in brief includes: entrance hall with glass and oak staircase leading to the first floor, formal lounge, open plan kitchen family room with doors opening out to the rear garden, separate utility / laundry room, ground floor WC, integral garage with electric door, first floor landing, bedroom one with en suite shower room off, three further bedrooms and the family bathroom completes the accommodation.

This listing is for plot number 1, which includes off road parking to the front on a resin driveway, as well as within the integral single garage accessed through an electric door. Also to the front is a lawned garden area with external lighting, whilst to the rear is the main garden, comprising of an Indian stone patio, external lighting and a lawned garden made private by a timber fenced perimeter.

How to Find the Property: To locate the property using What3Words search keywords: [///fever.sized.plank](https://www.what3words.com/#!/en/fever.sized.plank)

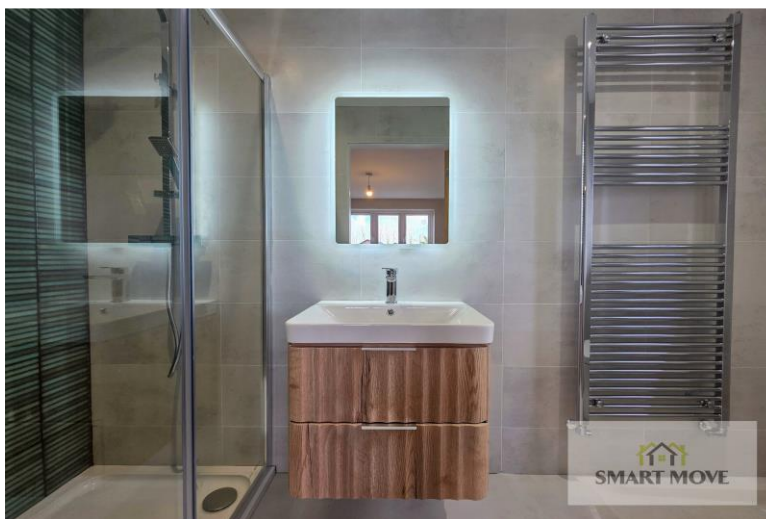


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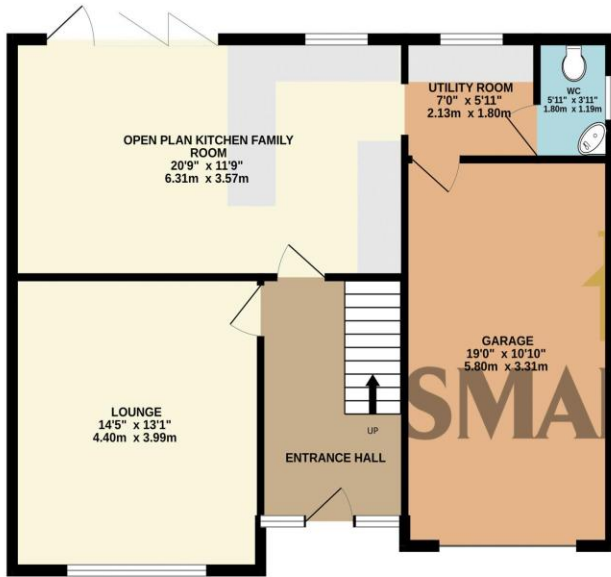


- * **NEW BUILD DETACHED HOUSE**
- * **High Specification Finish Throughout**
- * **READY NOW**
- * **All Flooring & Integrated Appliances Included**
- * **Utility Room, WC, Bathroom & En Suite Shower Room**

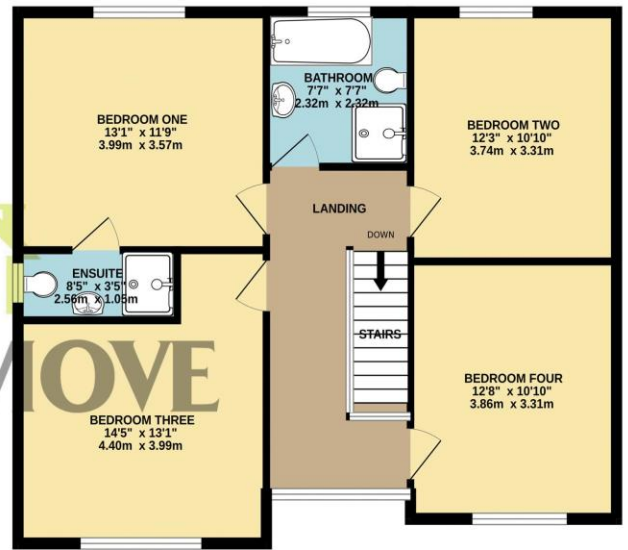
- * **Floor Area circa 150 m sq or 1,600 sq ft**
- * **Available to View NOW**
- * **Small Exclusive Development**
- * **Formal Lounge & Open Plan Kitchen Family Room**
- * **Freehold, Air Source Heat Pump & EPC Rating C**



GROUND FLOOR
795 sq.ft. (73.8 sq.m.) approx.



1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1589 sq.ft. (147.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.