

**Hunter Avenue,
Tarleton**


SMART MOVE



Asking Price **£310,000**



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We recommend going to view this well presented bungalow, not only to fully appreciate the well presented and modernised interior, but also to see just what a great location it is, as Hunter Avenue is the perfect balance of being off the main road, yet still only a short walk to the village centre and its many shops and amenities. This two bedroom detached true bungalow is available with benefit of NO ONWARD CHAIN and is well worth your time to go view in person, so contact Smart Move to enquire further.

The internal layout of the property in brief includes: entrance hall, spacious main lounge, modern fitted kitchen with open arch to the dining room, which in turn has double doors to the conservatory, three piece shower room, bedroom one has sliding patio doors to the rear garden and bedroom two looks to the front of the property.

The property offers ample off road parking on the paved driveway, which leads from the front and down the right-hand side of the property, at the end of which is a detached single garage for additional parking, or useful storage. Also to the front of the property is a low maintenance gravelled garden area. The main garden is located to the rear and enjoys a sunny southerly direction and includes a paved patio area, established lawn, plants and shrubs bordering and a fenced perimeter.

To locate the property using what3words search keywords: [///radiating.recording.magnetic](#)

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.

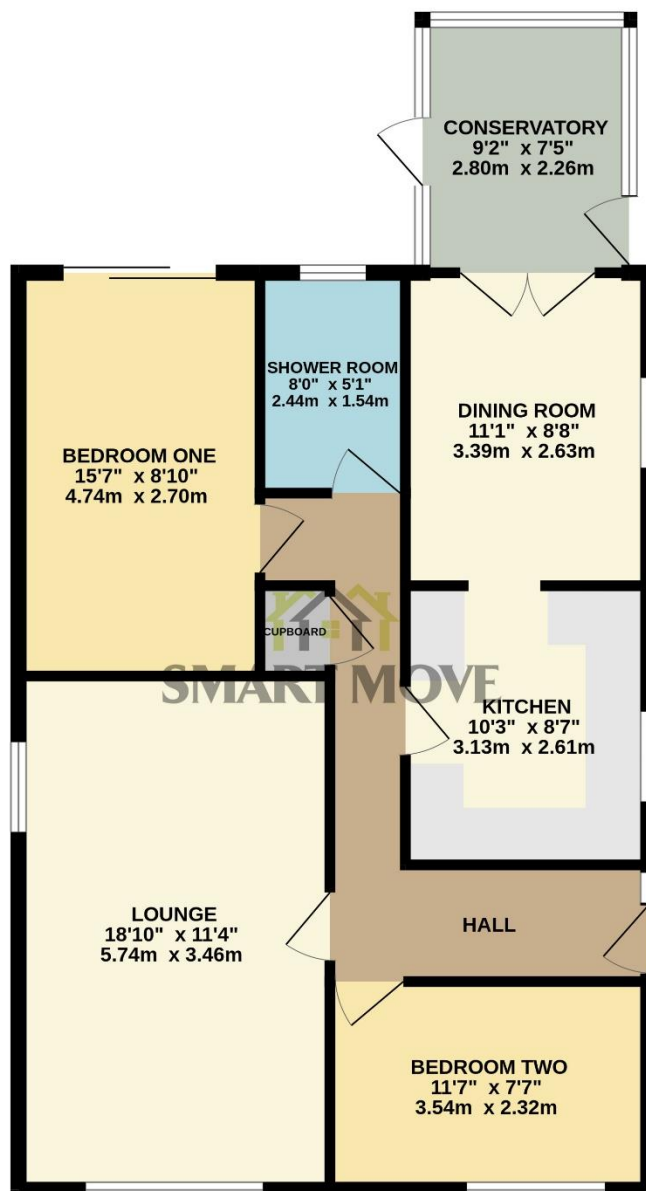


- * No Onward Chain
- * Short Walk to Village Centre
- * Lounge, Kitchen, Dining Room & Conservatory
- * Three Piece Shower Room
- * UPVC Double Glazing & GCH (Combi Boiler)

- * Detached True Bungalow
- * Recently Modernised Interior
- * Two Bedrooms
- * Driveway & Detached Single Garage & South Facing Rear Garden
- * Freehold, Council Tax Band D & EPC Rating tbc



GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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.