

**Old Prescot Close,
Melling**


SMART MOVE



Asking Price £800,000



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Occupying an enviable corner plot position within this exclusive development of just twelve new homes, this impressive five-bedroom detached residence is the largest house type available and enjoys delightful open rural views. Designed with modern family living in mind and finished to a high specification throughout, the property combines generous, beautifully considered accommodation with an excellent range of contemporary features, including integrated kitchen appliances, flooring throughout, energy-efficient air source heat pump central heating and a stylish resin-bound driveway. Offering an exceptional opportunity to secure a substantial new home in an attractive semi-rural setting, the property is due to be ready for occupation in Winter 2026.

The internal layout of the property in brief includes: spacious entrance hall with oak and glass staircase leading to the first floor, lounge, large open plan kitchen family room which spans the width of the property and has bi-folds opening to the rear garden as well as a high specification fitted kitchen with island unit and integrated appliances, separate utility / laundry room with external access door, ground floor WC and the attached integral garage completes the accommodation. To the first floor is a open plan landing with feature window to the front of the property, bedroom one has a dressing room / walk-in wardrobe and en suite shower room off, bedroom two also has a dressing room and en suite shower room, three further bedrooms and the family bathroom completes the accommodation.

Off road parking is available to the front of the property on a resin driveway, as well as within the attached integral garage, access through an electric sectional garage door. As the property enjoys a corner plot, it has a main rear garden, as well as a side garden area to the right, both of which enjoy a rural open aspect over farmland. The main garden is to the rear and boasts an Indian stone patio spanning the width of the property, lawned garden and a timber fenced perimeter.

As the property is currently under construction, the room measurements on the floor plan are proposed and may vary upon completion of the build. Site viewings are strictly by appointment only, as this is an active building site. Some images may be AI enhanced in order to portray the finish to be expected with the property.

Anti Money Laundering Regulations (AML): Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company (Smart Search) to conduct these checks at a charge of £45 (total) per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.



*** Five Bedroom Detached - Largest House Type on the Road**

*** Open Views to the Rear**

*** Utility Room & Ground Floor WC**

*** Spacious Four Piece Family Bathroom**

*** End Cul-de-Sac Position**

*** Circa 252 m sq or 2,713 sq ft**

*** Lounge & Large Open Plan Kitchen Family Room**

*** Dressing Rooms & En Suites to Bedrooms One & Two**

*** Resin Driveway & Integral Garage**

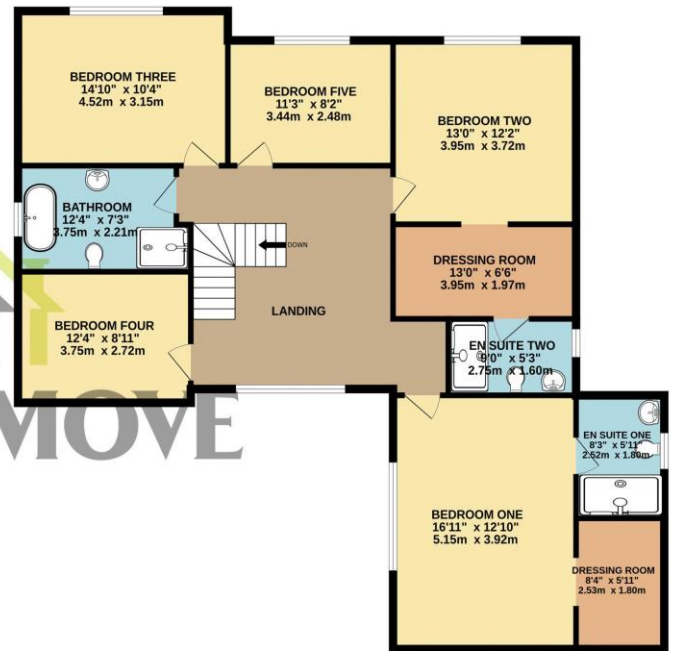
*** Freehold, UPVC DG, Heatpump CH & EPC Rating tbc**



GROUND FLOOR
1356 sq.ft. (126.0 sq.m.) approx.



1ST FLOOR
1356 sq.ft. (126.0 sq.m.) approx.



TOTAL FLOOR AREA : 2713sq.ft. (252.0 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.