

**The Gravel,
Mere Brow**


SMART MOVE



Asking Price **£450,000**



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Set within a peaceful semi-rural village, this attractive four-bedroom detached home sits on one of the largest plots along the road, approaching half an acre and offering a wonderful sense of space and privacy. Beautifully presented throughout, it blends comfort with opportunity, providing a move-in-ready interior alongside exciting scope for future extension, subject to planning permission. Its generous gardens, mature surroundings and well-kept finish make it a standout property for buyers seeking both quality and potential in a sought-after village setting.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, spacious main lounge with feature fireplace, open plan kitchen diner with high spec fitted kitchen and large central island unit, as well as patio doors to the conservatory and double doors opening to the rear garden. To the first floor is a central landing with loft access point, three bedrooms (two having fitted wardrobes) and the first floor family bathroom completes the accommodation.

The property enjoys an impressive frontage, with an extended driveway spanning the full width of the plot and providing off-road parking for multiple vehicles. From here, gated access leads down the right-hand side to additional parking and a single garage, ideal for further vehicle storage or practical everyday use. Occupying a substantial plot of around 0.45 acres, the home benefits from one of the largest gardens on the road, offering a wonderfully private and versatile outdoor space suited to keen gardeners, families, or those simply seeking generous grounds. The rear garden features an expansive lawn, a dedicated vegetable-growing area with glass greenhouses and raised beds, a large timber summer house, and an array of mature plants, trees and shrubs that frame the space beautifully.

To locate the property using What3Words search keywords: [///knots.fantastic.encode](https://www.what3words.com/#!/knots.fantastic.encode)

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.



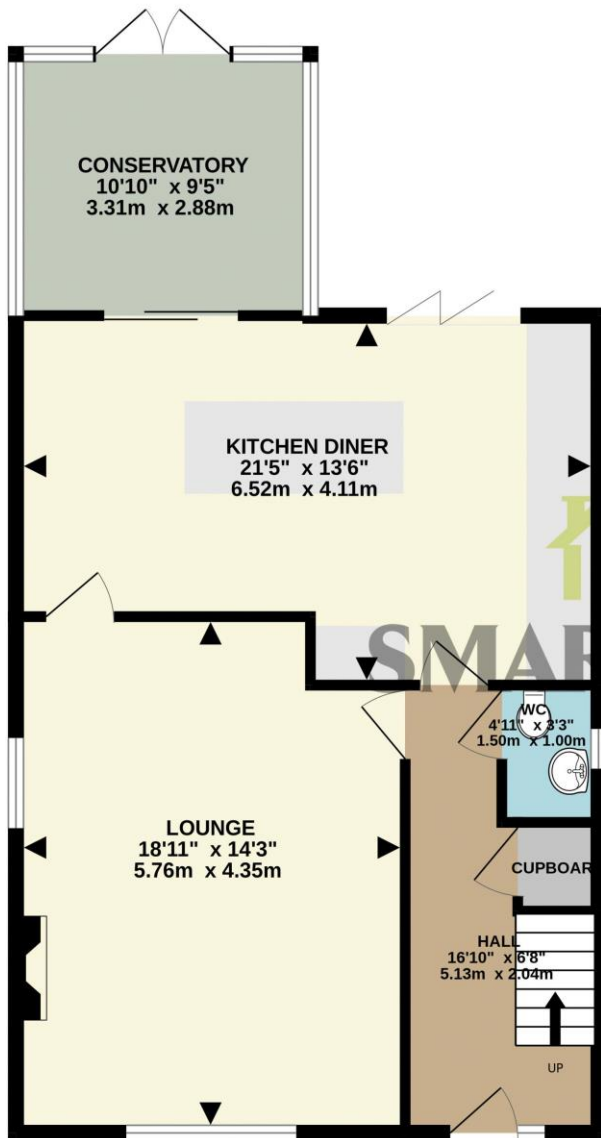
- * Four Bedroom Detached Family Home
- * Potential for Extension (STPP)
- * Spacious Lounge, Kitchen Diner & Conservatory
- * Ground Floor WC & Four Piece First Floor Family Bathroom
- * Amazing Mature Rear Garden with Large Summer House



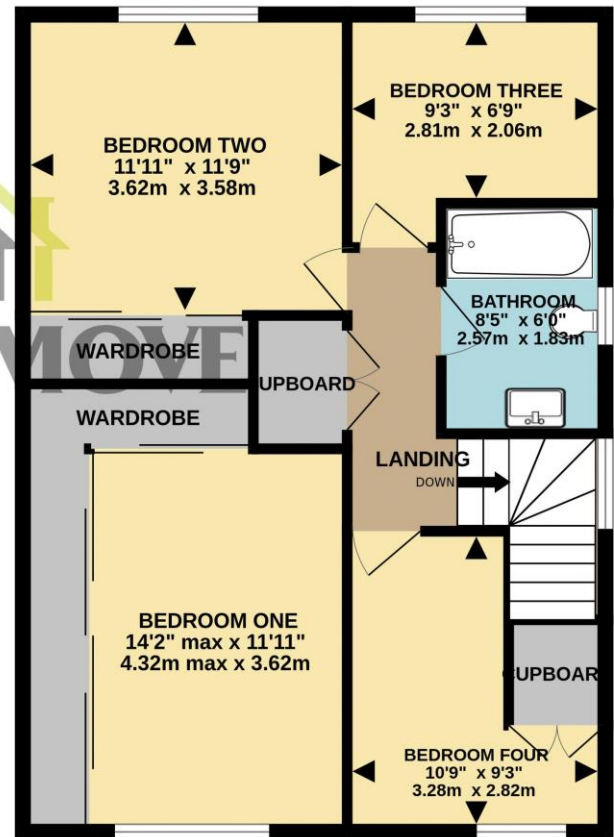
- * Generous Plot of Around 0.45 Acres
- * Internal Inspection Highly Recommended
- * Four Bedrooms - Two with Fitted Wardrobes
- * Lots of Off Road Parking on Driveway plus Single Garage
- * Freehold, Council Tax Band E & EPC: D



GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1379 sq.ft. (128.1 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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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.