

Bannistre Court, Tarleton


SMART MOVE



Asking Price **£350,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



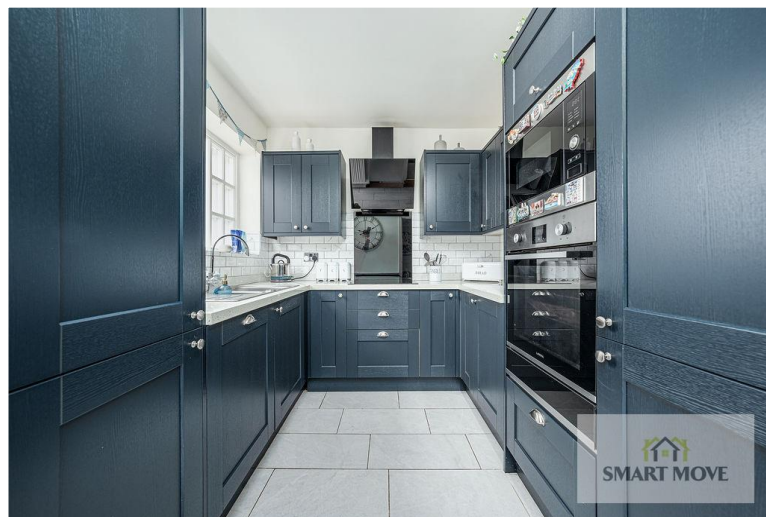
As the saying goes....."location, location, location," and this property certainly offer that, as it enjoys a peaceful cul-de-sac location right in the heart of Tarleton village, making shops, amenities and bus routes all just a short stroll from your front door. Bannistre Court is a road that people do not move away from often, highlighting just what a amazing place it is to live and as the owners of this impeccably presented three bedroom home have lived here for over 20 years, then rarely do homes such as this come to the market.

The internal layout of the property spans around 1,383 sq ft and in brief includes: entrance hall, two piece ground floor WC, spacious open plan lounge with feature fireplace, dining room with double doors opening to the rear garden, modern fitted kitchen, sun room and the attached single garage completes the ground floor. To the first floor is a central landing, three bedrooms and the four piece family bathroom, which completes the accommodation.

The property has a generous frontage and as such enjoys ample off road parking on the driveway, as well as within the attached single garage. There is also a EV charger attached to the front of the property, as well as a lawned front garden, gravelled beds and established trees and shrubs featuring. The main garden is located to the rear and offers a fabulous mature outdoors space, which includes a patio area, cobbled pathway, lawn and planted flower beds made up of numerous plants and shrubbery.

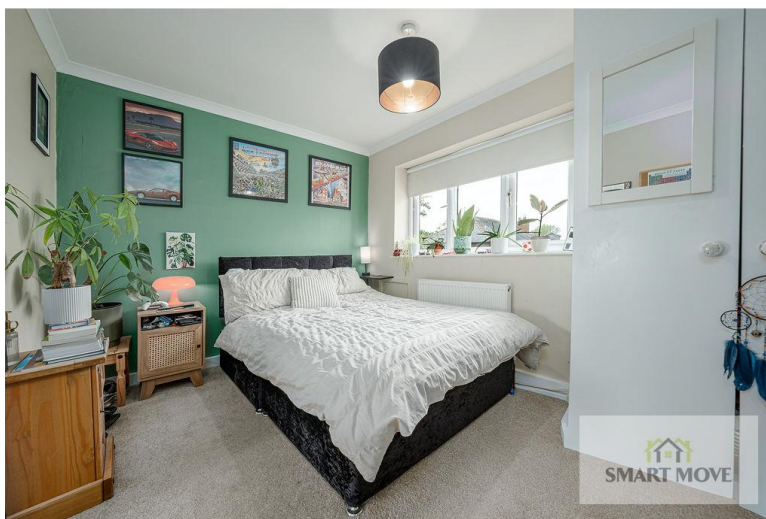
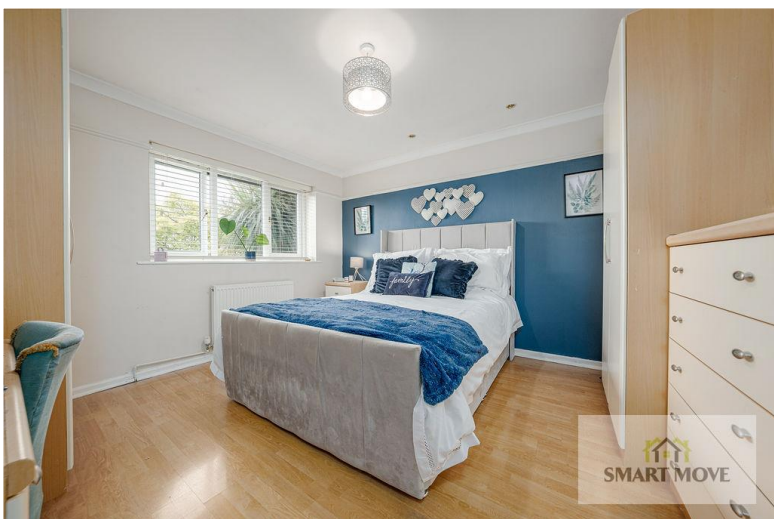
To locate the property using What3Words search keywords: [///ballroom.both.upwardly](#)

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, Co-op and Spar, making this property within only a short distance of all local amenities.



- * Three Bedroom Detached House
- * Spacious Accommodation circa 1,383 sq ft
- * Modernised Fitted Kitchen
- * Amazing Mature Rear Garden
- * Double Glazing & Gas Central Heating

- * Well Presented Inside & Out
- * Three Reception Rooms
- * Ground Floor WC & First Floor Bathroom
- * Driveway, EV Gharger & Attached Single Garage
- * Freehold, Council Tax Band D & EPC Rating C





Bannistre Court, Tarleton, PR4 6HA

Total Area: 128.5 m² ... 1383 ft²

All measurements are approximate and for display purposes only



SMART MOVE

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

rightmove



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.