

**Rivington Close,
Tarleton**


SMART MOVE



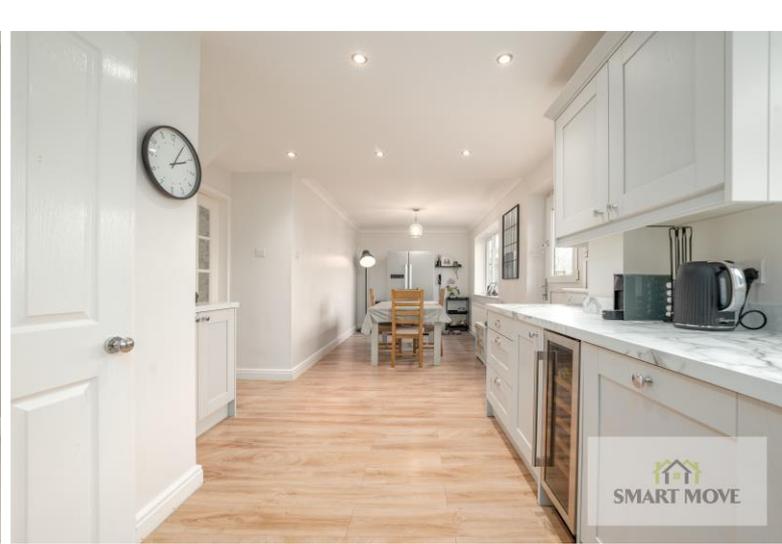
Asking Price **£245,000**



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Rivington Close is a small cul-de-sac in Tarleton village, home to only eight houses, one of which is this modernised and well presented semi detached home. Available with modern décor, a newly fitted kitchen, as well as the added bonus of an open aspect to the rear, this three bedroom abode is one which we strongly feel will impress once seen in person. Internal inspections are by appointment only via Smart Move, so call our office now on 01772 811899 and book your viewing for what just may be your family's next home.

The internal layout of the property in brief includes: entrance hallway with staircase leading to the first floor, lounge, open plan dining area and recently fitted kitchen with separate utility / boot room off, first floor landing, three bedrooms and the first floor family bathroom completes the accommodation.

Outside there is parking in front of the property on the driveway, where there is also a landscaped front garden area, as well as access to the attached garage / store room. The main garden is situated to the rear of the property and offers a timber decked sun terrace, mature lawn with bark chipped children's play area at the end of the garden and a fenced perimeter. Beyond the rear garden is an open aspect over a field, which is currently home to alpacas and which makes for a pleasant and private aspect.

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 Semi Detached House**

*** Views to the Rear over an Open Field**

*** Potential to Extend (Subject to Relevant Permissions)**

*** Three Bedrooms & Bathroom to First Floor**

*** UPVC Double Glazing & Gas Central Heating**

*** Total Floor Area circa 960 sq ft**

*** Peaceful Cul-de-Sac Position**

*** Lounge & Open Plan Kitchen Diner plus Separate Utility Room**

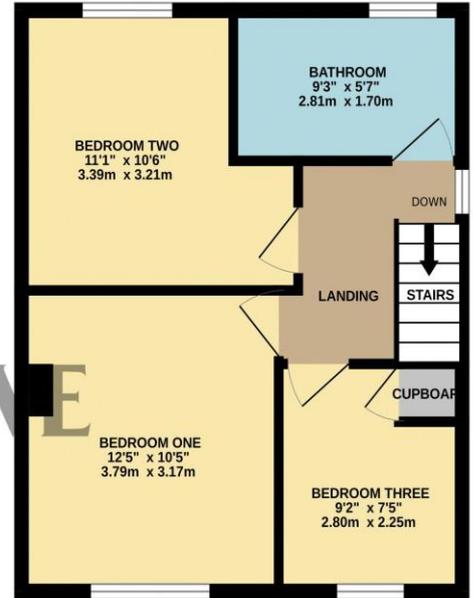
*** Private Rear Garden & Driveway for Parking plus Garage for Storage**

*** Freehold, Council Tax Band C & EPC Rating D**



GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.

1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.6 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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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SMART MOVE

PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



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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.