

**Haig Avenue,
Tarleton**


SMART MOVE



Asking Price **£250,000**



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This beautifully presented two-bedroom traditional detached home offers a superb blend of character, comfort and modern-day living. Thoughtfully extended to the rear, the property provides a surprisingly spacious and versatile ground-floor layout, featuring a welcoming lounge, stylish kitchen diner and additional snug – perfect for relaxing or entertaining. Immaculately presented throughout and ready to move straight into, this charming home would make an ideal first-time purchase, while also appealing to downsizers or those seeking a well-appointed detached property.

The accommodation in brief includes: front porch, entrance hall with staircase to the first floor, formal lounge to the front of the property, open plan kitchen diner and snug / garden room to the rear complete the ground floor. The first floor offers a central hallway with loft access point via a pull-down loft ladder, bedroom one to the front and bedroom two to the rear, plus the four piece first floor family bathroom.

Outside the property there is off road parking on the driveway, which leads from the front and down the right-hand side of the property for further parking to the rear, as well as within the detached single garage. The main garden is situated to the rear and boasts a patio area, mature lawn with raised flower bed to the end and a useful garden store.

To locate the property using What3Words search: [///nickname.glove.producers](#)

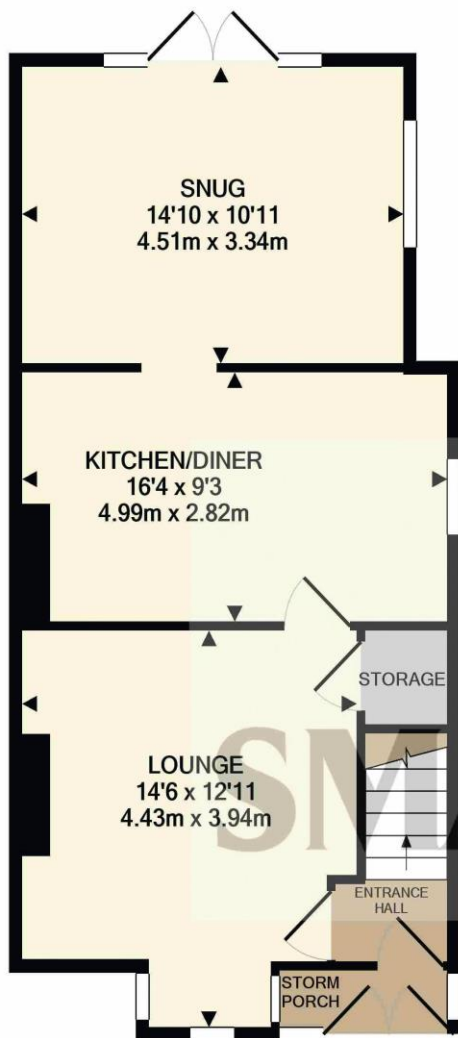




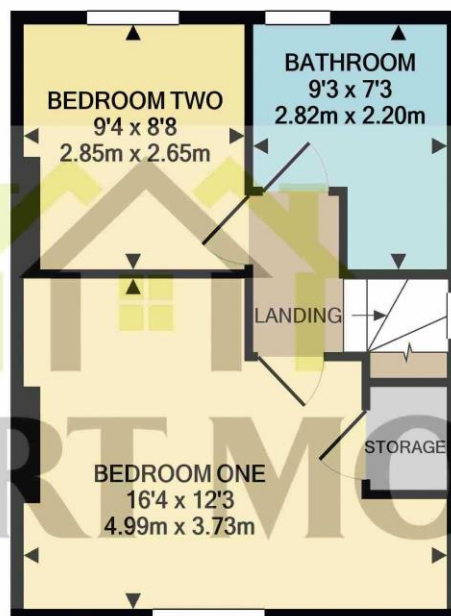
- * Traditional semi Detached House
- * Two Bedrooms & Four Piece First Floor Bathroom
- * Private Rear Garden & Detached Single Garage
- * Close to Local Schools & Amenities
- * UPVC Double Glazing & Gas Central Heating

- * Lounge, Kitchen Diner & Snug
- * Ample Off Road Parking
- * Internal Inspection Highly Recommended
- * Ideal First Time Buyer House
- * Council Tax Band B & EPC Rating C

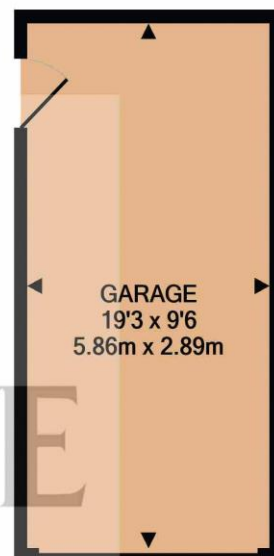




GROUND FLOOR
APPROX. FLOOR
AREA 531 SQ.FT.
(49.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 342 SQ.FT.
(31.8 SQ.M.)



DETACHED GARAGE
APPROX. FLOOR
AREA 184 SQ.FT.
(17.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1057 SQ.FT. (98.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
69-80	C	72 C	78 C
55-68	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



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.