

**Holly Grove,
Tarleton**


SMART MOVE



Asking Price £250,000



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Located on a small cul-de-sac among similar properties, lies this two bedroom detached true bungalow, which is available with benefit of NO ONWARD CHAIN. The property is well presented throughout and move-in-ready, though there is certainly still potential to put your own mark on it and make it your own, making viewing in person highly recommended, so call Smart Move now on 01772 811899 to book your individual tour.

The internal layout of the property in brief includes: entrance hall with two built in cupboards and access to the loft space via a loft hatch, spacious lounge with feature electric fireplace and bow window to the front of the property, separate fitted kitchen with windows to the side and rear as well as an external rear door to the rear garden, three piece shower room, bedroom one has fitted wardrobes and bedroom two completes the accommodation.

To the front of the property is a lawned garden with planted flower bed borders, as well as off road parking on the paved driveway, which leads down the left-hand side of the property. The driveway has double gates to the side for access round to the rear for additional parking and at the end of the driveway is a detached single garage. The rear garden is quite low maintenance and boasts a raised timber decked area, gravelled expanse, planted flower beds with plants and shrubs, large timber garden shed for useful storage and a fenced perimeter.

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, Costa Coffee, Co-op and Spar, making this property within a "stones throw" of all local amenities.



- * No Onward Chain & Vacant Possession
- * Peaceful Cul-de-Sac Setting
- * Two Bedrooms with Fitted Wardrobes in Principle
- * Driveway & Detached Single Garage
- * Freehold, UPVC Double Glazing & GCH

- * Detached TRUE Bungalow
- * Spacious Lounge & Separate Kitchen
- * Three Piece Fitted Shower Room
- * Lawned Front & Low Maintenance Rear Garden
- * Council Tax Band C & EPC Rating to Follow



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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.