

**Tabby Nook,
Mere Brow**


SMART MOVE



Asking Price **£325,000**



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In the small village of Mere Brow there are few properties available to purchase, and even fewer in number are detached true bungalows, making this property a rare gem which is well worth your time to go view first-hand. Tucked away towards the end of Tabby Nook, lies this well presented two bedroom bungalow, available with benefit of NO ONWARD CHAIN and with internal inspection sure to impress.

The internal layout of the property in brief includes: entrance hall with built in storage cupboard and access into the loft via a pull-down loft ladder, where the loft is boarded for storage, bedrooms one and two both have fitted wardrobes, three piece bathroom, spacious main lounge with feature fireplace and sliding patio doors leading to the conservatory, separate fitted kitchen diner and the rear porch completes the accommodation.

To front of the property boasts a generous paved driveway to accommodate a number of vehicles for off road parking. From the driveway is a path leading down the right-hand side of the property to the main entrance, as well as gated access to the left for additional parking and access to the property's detached garage. The garage is detached from the property and benefits from light and power. The main garden is located to the rear and consists of an extended paved sun terrace, mature lawn, well stocked planted flower bed, garden shed and a further paved patio area with pergola over.

NB: The current owners rent the land to the rear of the property beyond the trellis, from a local land agent and we are reliably informed that the current charge is £80 per annum.

To find the property using What3Words search: [///wager.peachy.rationing](https://www.what3words.com/#!/wager.peachy.rationing)

About the Local Area: Mere Brow is a small village in Lancashire, England, situated between Tarleton and Banks, just off the A565 road. It is 6 miles (9 km) east of Southport and 10 miles (15 km) south west of Preston. It is administered by the West Lancashire Borough Council and the Tarleton parish council. It is in the West Lancashire parliamentary constituency. Mere Brow is the second largest village in the parish of Tarleton, the largest being Tarleton and the smallest being Holmes and Sollom. Within the village is a primary school, pub, local deli and the Leisure Lakes complex, with such recreational activities as: Southport Golf Academy, equestrian facilities and jet skiing, making Mere Brow a great place to live.



*** Detached True Bungalow**

*** Semi Rural Village Location**

*** Two Double Bedrooms - Both with Fitted Wardrobes**

*** Generous Driveway plus Detached Garage**

*** Well Presented Inside & Out**

*** Sold with No Onward Chain**

*** Spacious Lounge, Conservatory & Kitchen Diner**

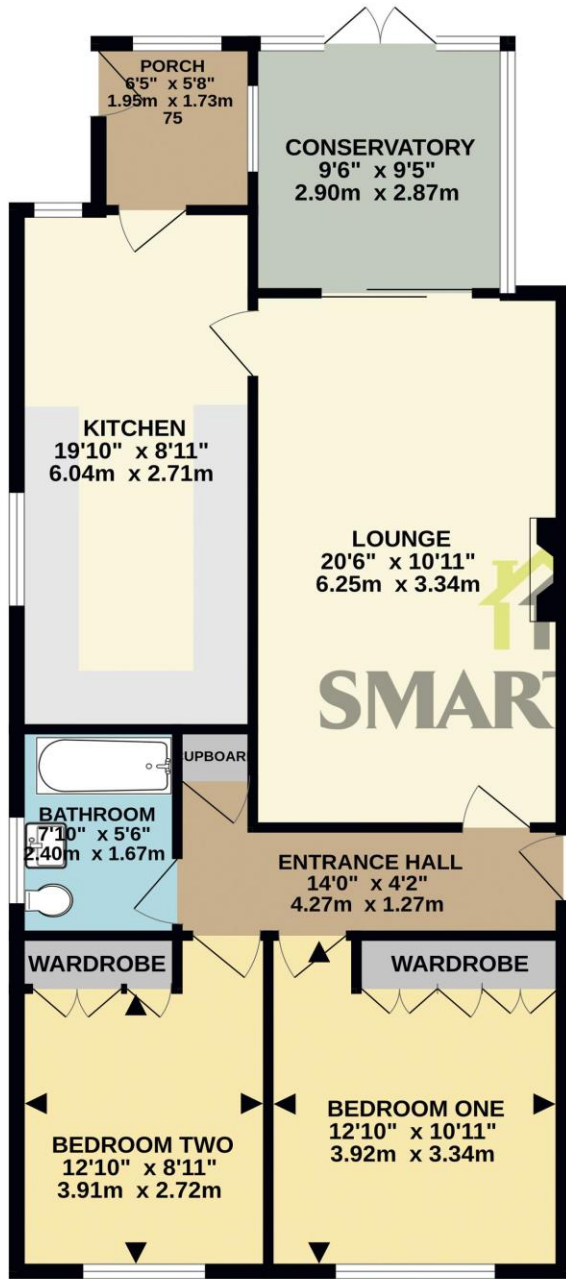
*** Three Piece Bathroom**

*** Mature Rear Garden - Not Overlooked**

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



GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



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

DETACHED GARAGE
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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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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.