

**Holly Grove,
Tarleton**


SMART MOVE



Asking Price **£279,950**



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Smart Move are delighted to present to the market this deceptively spacious detached bungalow, benefitting from a extension to the rear, as well as a recently fitted kitchen and adaptations for wheelchair / disability access. This amazing property is available with benefit of NO ONWARD CHAIN and is well worth your time to go view in person, so contact Smart Move now to arrange your tour.

The internal layout of the property in brief includes: entrance porch leading to the central hallway, which also has a rear hall with additional side access door, spacious open plan lounge diner spanning the full width of the property, separate kitchen which has only just recently been fitted, three piece shower / wet room, generous master bedroom, bedroom two and the conservatory completes the accommodation.

To the front of the property is a mature lawned garden with well stocked planted flower beds bordering. Off road parking is also available on the driveway to the front of the property, which has gated access down the right-hand side of property where there is a ramp for wheelchair accessibility into the property. To the rear of the property is a private enclosed rear garden which boasts a patio area, established lawn with remote controlled central water feature and numerous plants, trees and shrubs bordering. Also to the rear is a detached single garage for useful storage.

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.

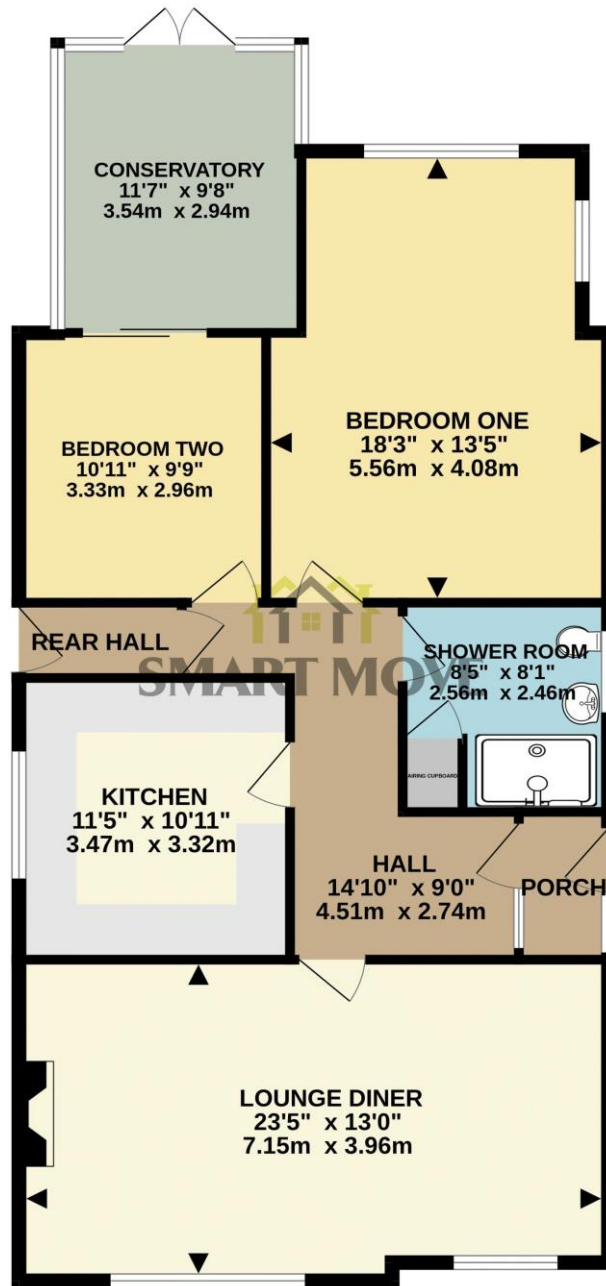


- * No Onward Chain & Vacant Possession
- * Spacious Lounge Diner & Conserbatory
- * Wet Room
- * Adapted for Wheelchair Accessibility
- * Private Rear Garden

- * Extended Detached True Bungalow
- * Separate NEW Kitchen
- * Two Bedrooms
- * Driveway & Detached Single Garage
- * Freehold, Council Tax Band D & EPC tbc



GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



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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.