

**Old Prescot Close,
Melling**


SMART MOVE



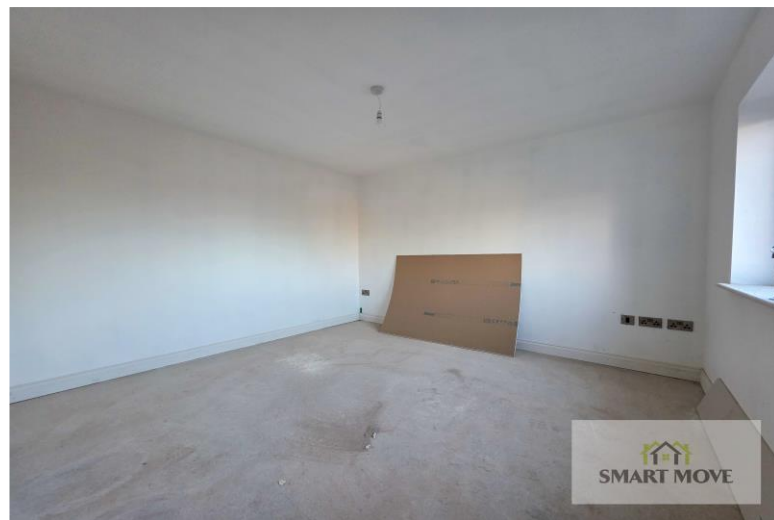
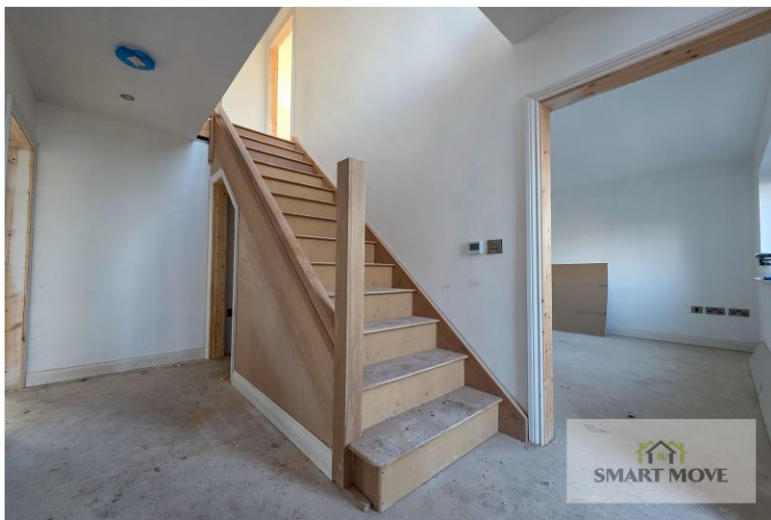
Asking Price £550,000



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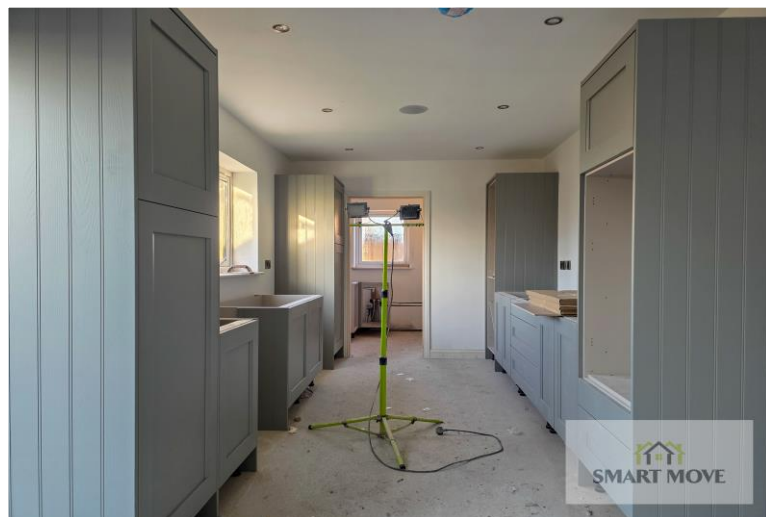
Enjoying a semi rural location on the edge of Melling and Aughton lies this small development of executive detached family homes. This listing is for plot 4 on the site and is estimated for completion winter 2025, meaning that buyers reserving now may benefit from being able to choose certain aspects of the interior, such as choice of floorings, tiles, kitchen etc. and as such, creating the home of your dreams. Site viewings are strictly by appointment only, so contact Smart Move to book your individual tour.

The internal layout of the property in brief spans around 1,887 sq ft and in brief shall include: spacious full height entrance hall with glass and oak staircase leading to the first floor, two separate reception rooms, L-shaped open plan kitchen family room with sliders opening to the rear garden, utility / laundry room, ground floor WC and the attached garage completes the ground floor. To the first floor is a central landing with window looking to the front of the property and access to a useful store cupboard, four bedrooms with en suite shower room to bedroom one, plus a four piece family bathroom, which completes the accommodation.

Outside there shall be off road parking on the double width resin driveway to the front, at the end of which is the attached garage for additional parking. The main garden is located to the rear and will include a Indian stone paved patio and a lawned garden enclosed by a fenced perimeter.

NB: As the property is currently under construction, the room measurements on the floor plan are proposed and may vary upon completion of the build. Photographs are from other properties by the builder and are to be used as EXAMPLES of the standard of finish. Site viewings are strictly by appointment only, as this is a active building site. Only buyers reserving early off plan shall be able to choose the kitchen / bathroom and other fixtures and fittings, as the builder will choose these if it is not already sold by this stage of the build, so early viewing is strongly advised.

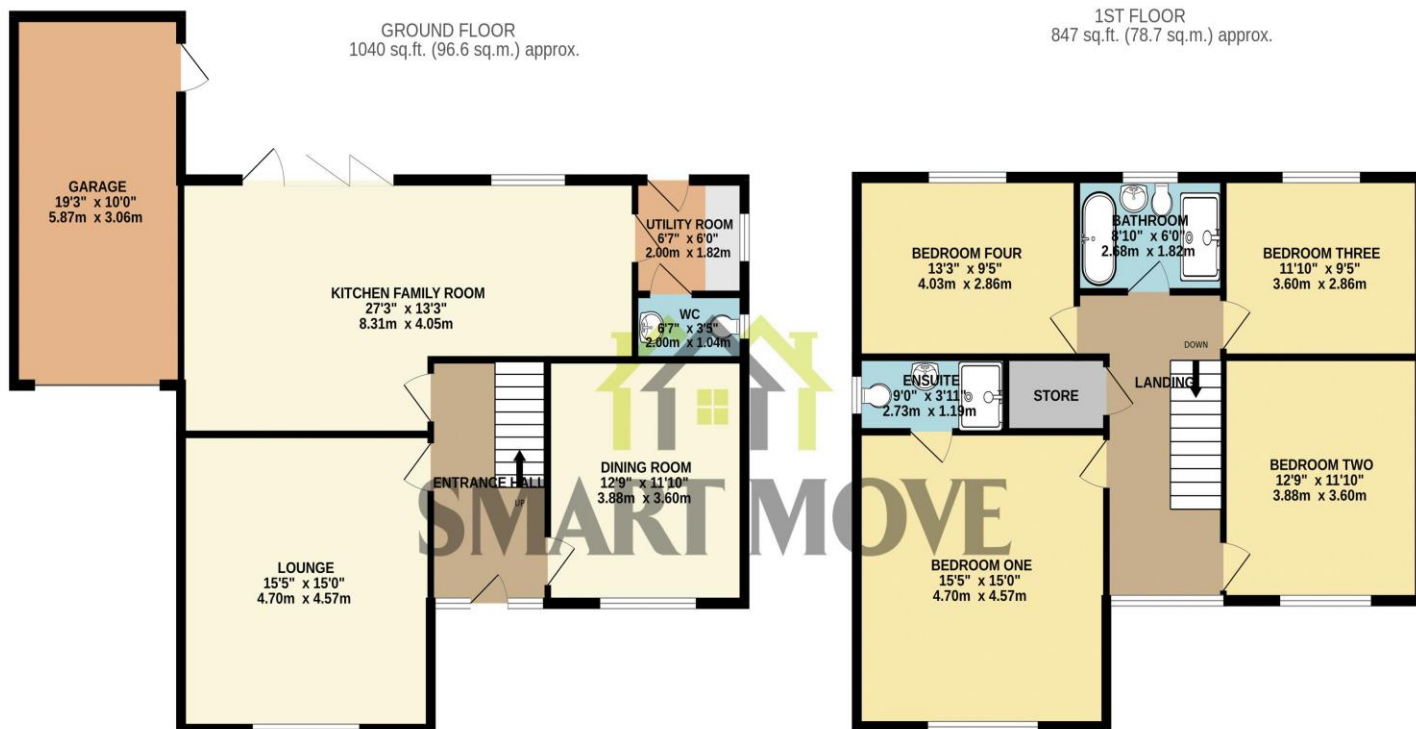
About the Builder: Specialising in select developments of individual builds, Bella Homes are known for high quality family homes of distinction, with each property crafted to a high specification and sure to evoke envy amongst those lucky enough to have experienced first-hand one of their amazing properties. Award Nominated by the local council for quality of build and design, Bella Homes have created loving family homes in the local area and are fast becoming "The" choice for discerning purchasers yearning for a new build home, without being on a large estate. Every Bella Homes property is specifically designed from inception to completion with longevity and desirability at the forefront, creating a home, not just another house.



- * New Build Detached Family Home
- * Small Exclusive Development
- * Estimated Completion Winter 2025
- * Utility Room & Ground Floor WC
- * Driveway & Attached Single Garage

- * Floor Area circa 1,887 sq ft
- * Four Good Sized Bedrooms
- * Two Reception Rooms plus Kitchen Family Room
- * En Suite Shower Room & First Floor Bathroom
- * Freehold, Air Source Heat Pump & EPC Rating to Follow





TOTAL FLOOR AREA: 1887 sq.ft. (175.3 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.