Mere Brow Lane,
Mere Brow

SMART MOVE



Asking Price **£425,000**





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There are few homes available which are presented to such a high standard as this modern, walk-in-ready, detached home. The property is less than 10 years old and even during that time it has had many upgrades lavished on it, including: fitted shutters, built-in media / entertainment walls in the lounge and kitchen, fitted wardrobes and bedroom furniture in bedrooms one and two, as well as the fourth bedroom being fully fitted out as a dressing room, making this a home to be envied and one which is sure to impress once you step foot inside. The property is also available with benefit of NO ONWARD CHAIN, which shall allow for a more streamlined process.

The internal layout of the property in brief includes: entrance hallway with stairs to the first floor, lounge with built in media / entertainment wall with electric fire, large open plan family dining kitchen with sliders opening to the rear and a roof lantern, utility / laundry roof, ground floor WC, first floor landing with loft access via a pull-down loft ladder, master bedroom with en suite, bedroom two also with an en suite off, bedroom three, bedroom four which is currently fitted out as a dressing room with wardrobes, shelving and a dressing table and the first floor family bathroom completes the accommodation.

Outside there is off road parking to the front on the driveway, accessed through an electric sliding gate, as well as additional parking / storage within the attached single garage, also with an electric roller door. To the left-hand side is an artificial lawned garden area and gated access leading to the rear. The main garden is low maintenance and located to the rear and includes a generous paved sun terrace, raised decked area with space for a hot tub and an artificial turfed garden with fenced perimeter.

How to Find the Property: To locate the property using What3Words search keywords: ///pockets.digests.chew

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.





* Modern Detached Four Bedroom Family Home
* Lounge with Built-in Media Wall
* Separate Utility Room & Ground Floor WC
* Bedroom Four - Currently Fitted out as a Dressing Room
* Low Maintenance Rear Garden
* Sold with Benefit of NO ONWARD CHAIN
* Open Plan Kitchen Family Room with Integrated Appliances
* Bedrooms One & Two both with En Suites & Fitted Wardrobes
* Gated Driveway & Attached Garage
* Freehold, Council Tax Band F & EPC Rating of B

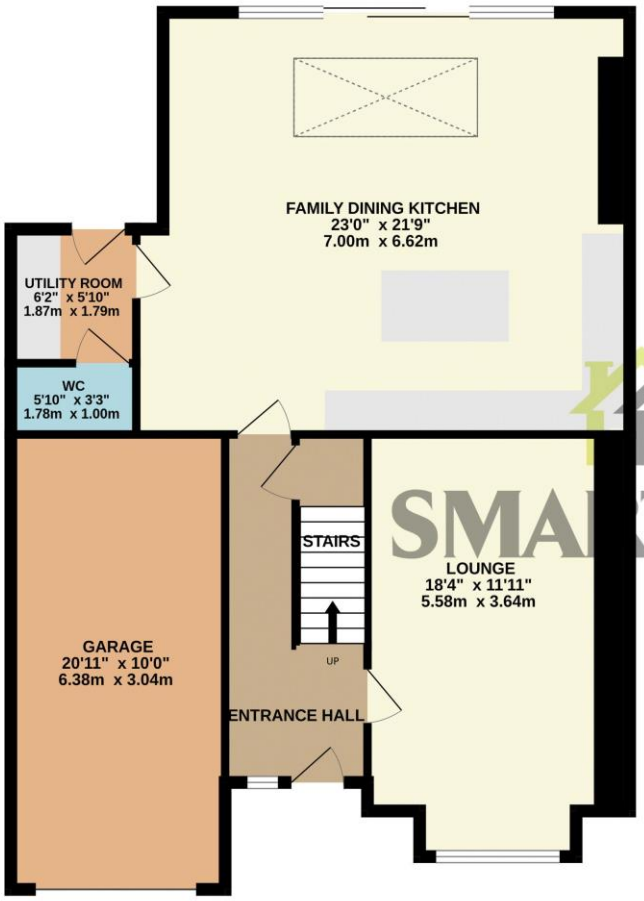




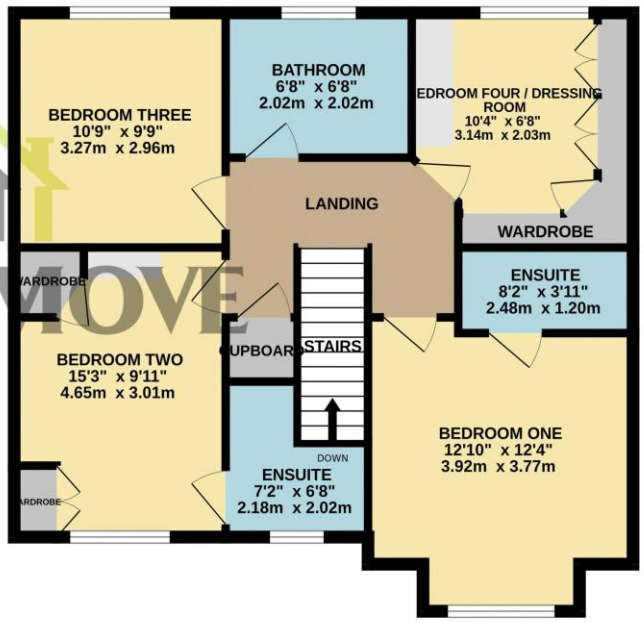




GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.

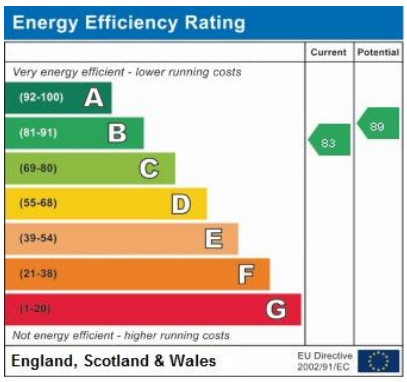


1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1723 sq.ft. (160.1 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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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.