

**Brick Kiln Way,
Tarleton**


SMART MOVE



Asking Price **£325,000**



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Smart Move are delighted to present to the market this immaculately presented four bedroom detached family home, located on a peaceful close just off Brick Kiln Way, making it an amazing location and one which is sure to impress once seen in person. The property was constructed in 2020 and as such is sold with the builders NHBC guarantee still in place, as well as a interior which truly is key-turn and ready for the next owners to simply move straight into, so contact Smart Move now to enquire further and book your individual tour.

The internal layout of the property in brief includes: spacious entrance hall with staircase leading to the first floor, formal lounge, open plan kitchen diner with French doors opening to the rear garden and boasting an excellent range of fitted eye and base level wall units, ground floor WC and the attached single garage completes the ground floor of the property. To the first floor is a central landing with loft access point, bedroom one with fitted wardrobes and a three piece en suite shower room off, three further bedrooms and the three piece family bathroom completes the accommodation.

Off road parking is available in front of the property on the double width block paved driveway, as well as within the attached single garage, accessed through an up-and-over front door from the driveway. Also in front there is a lawned garden area and a path with gated access to the side of the property for easy access around to the rear. The main garden is located to the rear and offers a paved patio area, established garden and a further paved patio at the end of the garden, enclosed by a fenced perimeter.

To locate the property using What3Words search: [///nobody.hippy.arise](https://www.what3words.com/?q=///nobody.hippy.arise)

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.

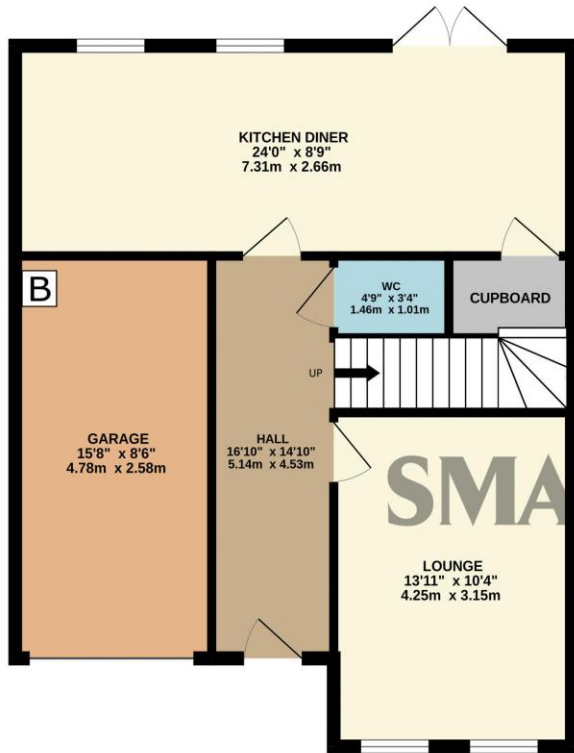


- * Four Bedroom Detached Family Home
- * Negotiable to be No Onward Chain
- * Ground Floor WC & First Floor Family Bathroom
- * Double Width Driveway & Attached Single Garage
- * Freehold, UPVC Double Glazing & Gas Central Heating

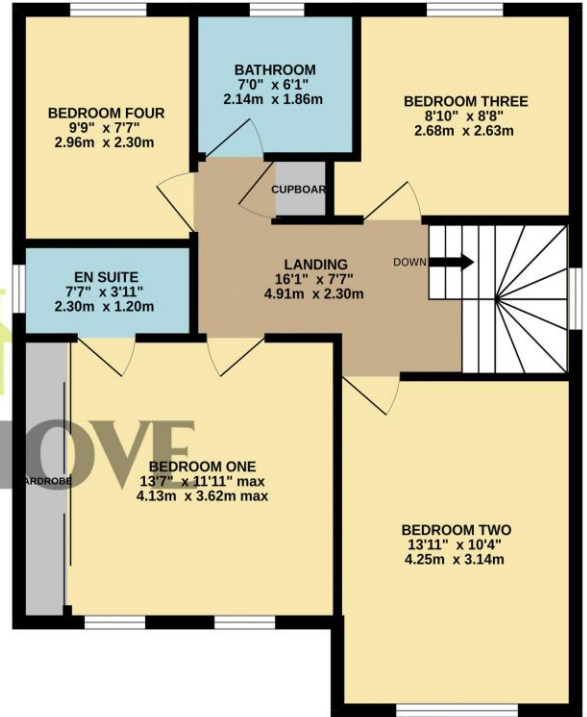
- * Built in 2020 with Remainder of 10 Year NHBC Guarantee in Place
- * Lounge & Separate Kitchen Diner
- * Bedroom One with En Suite Shower Room
- * Private Enclosed Rear Garden
- * Council Tax Band D & EPC Rating B



GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.