

**Kearsley Avenue,
Tarleton**


SMART MOVE



Asking Price **£240,000**



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Available for sale with the benefit of no onward chain, as well as extended flexible accommodation, this four bedroom home is definitely worth your time to go and see first-hand. Owned and loved by the same family for over 50 years, it is now time for a new buyer to take over and put their own mark on this property and as only seeing it with your own eyes shall truly do justice to all that it has to offer, call Smart Move now to book your individual appointment.

The internal layout of the property spans a generous floor area of around 1,318 sq ft and in brief includes: entrance hall with staircase to the first floor and a built in storage cupboard beneath, spacious main lounge, modern fitted kitchen and conservatory looking out to the rear garden. The annex on the ground floor is flexible in its use and currently offers an open plan sitting room with fitted kitchen area, bedroom and three piece shower room off. To the first floor there is a central landing with built in store cupboard, bedroom one which has 2 generous fitted wardrobes, bedrooms two and three and the three piece first floor bathroom completes the accommodation.

Ample off road parking is available to the front of the property on the pressed concrete driveway, which spans the width of the plot and leads to a path to the right-hand side of the property, for access round to the rear. The main garden is low maintenance and situated to the rear, with a sprawling paved patio area / hardstanding, raised feature koi pond with pergola over and water feature, brick outbuilding / garden store and a fenced perimeter. (Fish will be re-homed and pond de-commissioned if requested).

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 Co-op, Spar and Aldi.

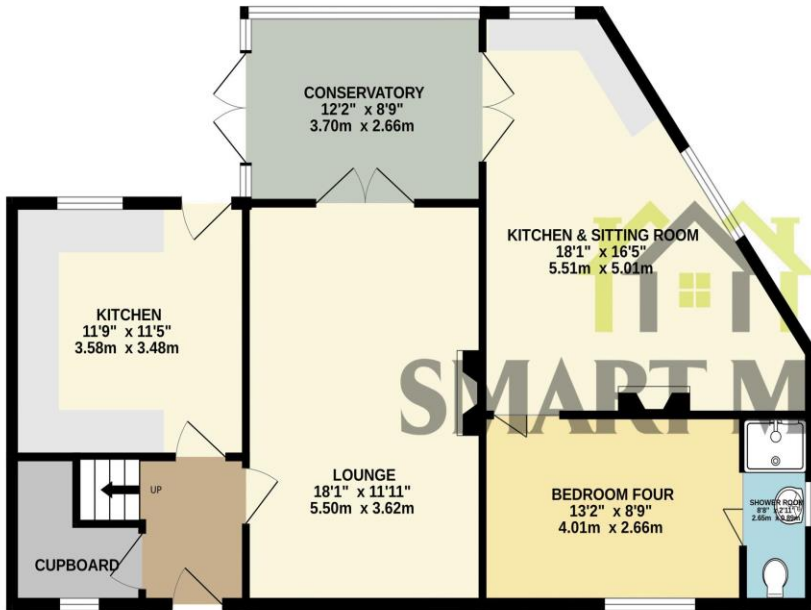


- * Extended Semi Detached House
- * Potential Ground Floor Annex / Great Work-From-Home Space
- * Annex with Open Plan Sitting Room, Kitchen & Shower Room
- * Three Bedrooms to the 1st Floor & One in the Annex
- * Low Maintenance Rear Garden with Feature Pond

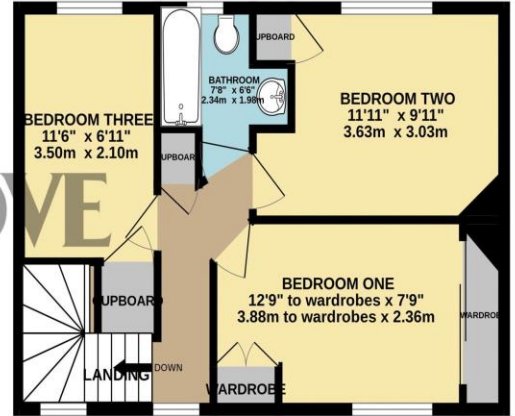
- * NO ONWARD CHAIN & Vacant Possession
- * Lounge, Conservatory & Modern Kitchen
- * First Floor Bathroom
- * Generous Driveway to the Front
- * UPVC DG, GCH, Freehold & EPC Rating D



GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.

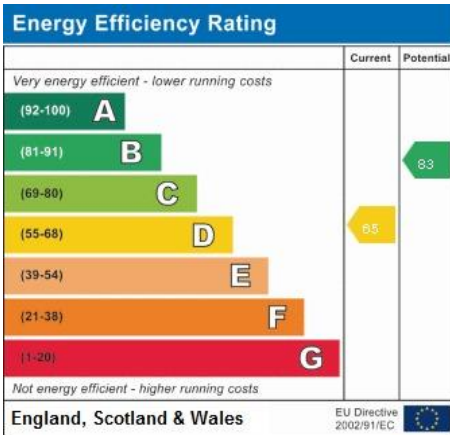


1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.4 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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Address:
Kearsley Avenue, 9201 40c

rightmove



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.