

**Napier Avenue,
Tarleton**


SMART MOVE

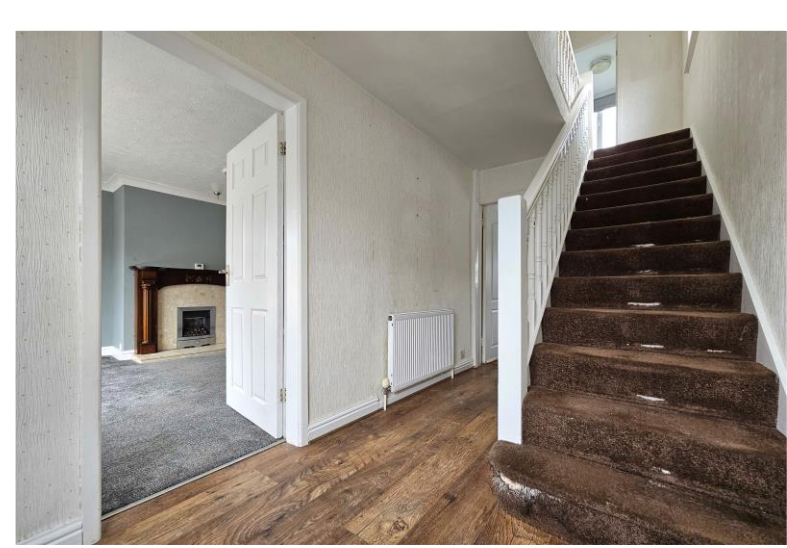


Asking Price **£210,000**



01772 811899

**www.smartmoveproperties.net
tarleton@smartmoveproperties.net**



Available for sale with benefit of NO ONWARD CHAIN and vacant possession, this deceptively spacious semi detached home offers buyers a property which is ready to move straight into, as well as fantastic potential to put your own mark on it, or possibly event extend (subject to planning permission.) Home such as this do not tend to sit on the market long, so contact Smart Move to book your viewing, before it is snapped up.

The internal layout of the property in brief includes: entrance hallway with staircase leading to the first floor, lounge with arch to the open plan kitchen diner, first floor landing with loft access point, three bedrooms and the first floor family bathroom completes the accommodation. The property is located towards the end of a cul-de-sac and as such is quite peaceful. Off road parking is available in front of the property on the gravelled driveway, which in turn leads down the right-hand side of the property for further parking, as well as access to the detached single garage, which is located to the rear. Also to the rear of the property is a private garden, boasting a timber decked sun terrace, established lawn and planted flower beds.

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, Co-op and Spar, making this property within only a short distance of all local amenities.





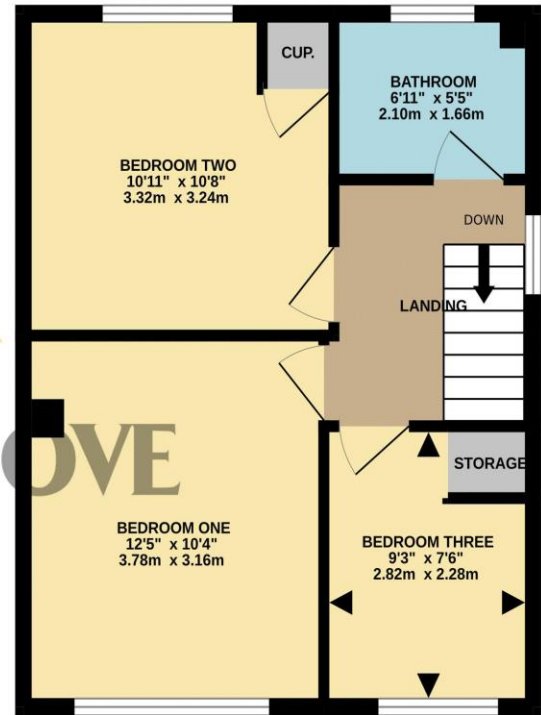
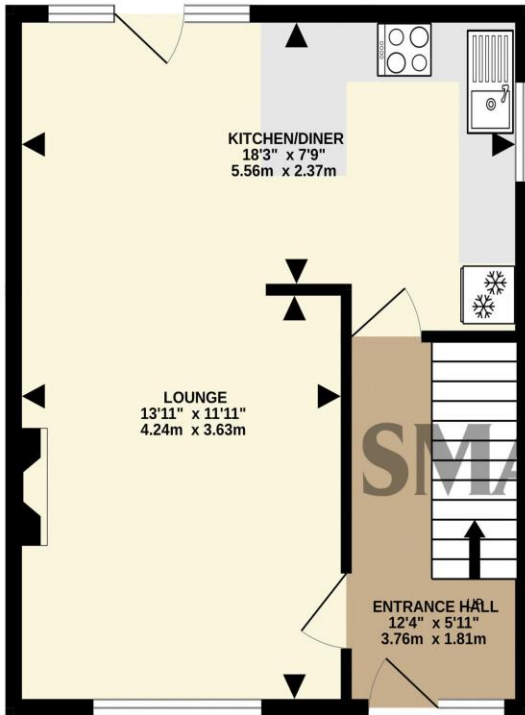
- * Three Bedroom Semi Detached House
- * Cul-de-Sac Location
- * Three Bedrooms to the First Floor
- * Driveway & Detached Single Garage
- * Freehold, UPVC DG & GCH

- * No Onward Chain & Vacant Possession
- * Lounge & Open Plan Kitchen Diner
- * Three Piece First Floor Bathroom
- * Private Rear Garden with Lawn & Decking
- * Council Tax Band C & EPC Rating D



GROUND FLOOR
417 sq.ft. (38.8 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 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.