

**The Gravel,  
Mere Brow**

  
**SMART MOVE**



Asking Price **£360,000**

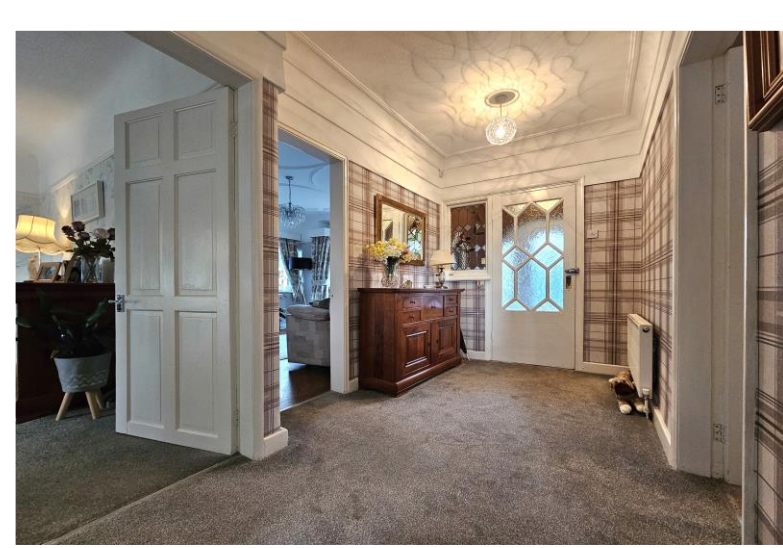


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This deceptively spacious home is one which a simple drive-by shall in no way do justice to what lies within, as the accommodation is immaculately presented, generously proportioned and ready to move straight into, making viewing in person highly recommended. The current owners have lived here for many years, showing just what an amazing place to live it is and some of the upgrades they have made during their time here include: solar panels, UPVC double glazing (with feature stain glass panels encased within some of the windows,) recently fitted modern kitchen, recently fitted ground floor shower room and flooring to the ground floor recently replaced (Karndean,) being just some of the highlights.

The accommodation on offer spans a generous floor area of around 1,700 sq ft, with the majority of the living space being on the ground floor and which includes: front porch leading to the central entrance hallway, lounge, dining room, garden room, snug / study, kitchen, utility room, ground floor shower room and the integral single garage completes the ground floor. To the first floor is: landing, bedrooms two and three both of which have benefit of fitted wardrobes and access to under eaves storage and the first floor shower room completes the accommodation.

The property is set back off The Gravel and has a mature tree-lined front perimeter, making it quite private and almost hidden from view. You pull onto the driveway, which is larger than average and can accommodate several vehicles, in addition to the integral single garage. Also to the front of the property is a landscaped garden area with feature pond and numerous plants and shrubs featuring. To the rear of the property is a private garden, which enjoys rural open views over a greenbelt field beyond the rear boundary. The rear garden faces a sunny southerly direction, hence the solar panels being on the rear roof of the property and this garden boasts: paved and cobbled patios, artificial turfed garden area, decking and a hedged boundary. The rear garden also leads around to the left-hand side of the property, where there is a paved patio area and garden store / shed.

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.





- \* Deceptively Spacious Detached Bungalow
- \* Generous Driveway & Integral Single Garage
- \* Recently Upgraded Kitchen & Separate Utility Room
- \* Shower Rooms to Ground & First Floors
- \* UPVC DG, GCH & Solar Panels (Generating circa £2,000 + Income pa + Free Electric for the Property)

- \* Private Rear Garden with Rural Open Views over Greenbelt
- \* Lounge, Dining Room & Garden Room
- \* Three Double Bedrooms (One Ground & Two First Floor)
- \* Well Maintained Inside & Out
- \* Freehold, Council Tax Band D & EPC - C





GROUND FLOOR  
1165 sq.ft. (108.2 sq.m.) approx.

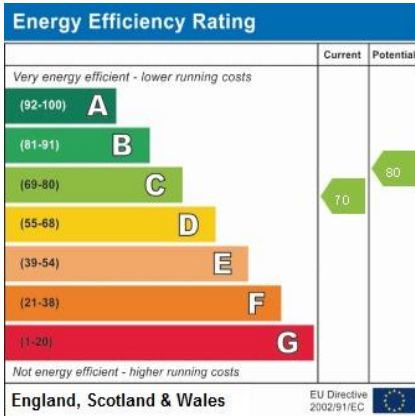


1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1772 sq.ft. (164.6 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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Address:  
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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.