

**The Cloisters,
Tarleton**


SMART MOVE

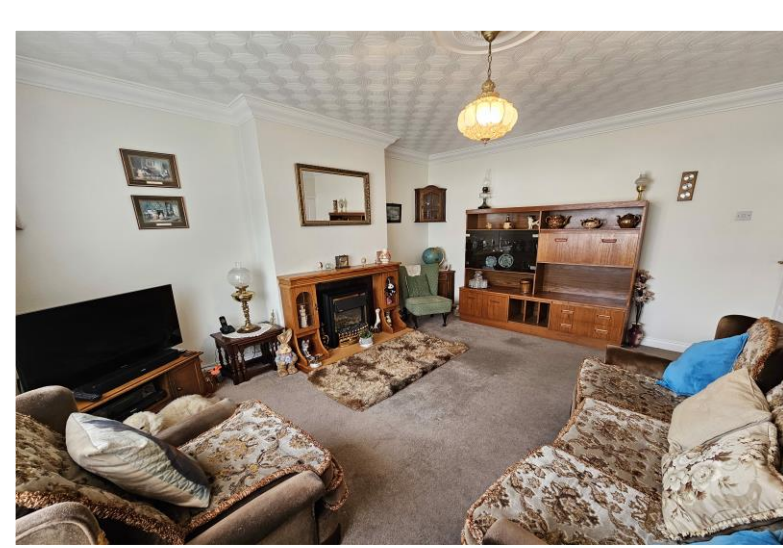


Asking Price **£220,000**



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The Cloisters is locally hailed as one of "The" roads to live on, principally due to its handy location being right in the heart of the village, yet not on the main road, making all the village shops and amenities just a short stroll away from your front door. This semi detached true bungalow is offered for sale with benefit of NO ONWARD CHAIN and vacant possession, making it readily available for the next lucky owners to move in, so call Smart Move now to book your individual tour, before it is snapped up.

The internal layout of the property in brief includes: front porch which leads to the central hallway, lounge, fitted kitchen with rear porch off, two bedrooms and the three piece fitted shower room. NB: Access to the loft is via a pull-down loft ladder and in the loft space there is a light and partial boarding for useful storage.

To the front of the property is a mature lawned garden area, next to which is a paved driveway leading down the left-hand side of the property, providing ample off road parking. At the end of the driveway there is gated access in to the rear garden, as well as the detached single garage for yet more parking or storage. NB: Within the garage is power, a modern fitted main front door, as well as a side access door to the rear garden. The main garden is located to the rear of the property and includes a paved patio area, established lawned garden with planted borders of plants, trees and shrubs, timber garden shed and a glass greenhouse.

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. The Cloisters is located right in the heart of the village, making it within a "stones throw" of all local amenities and very handily located.

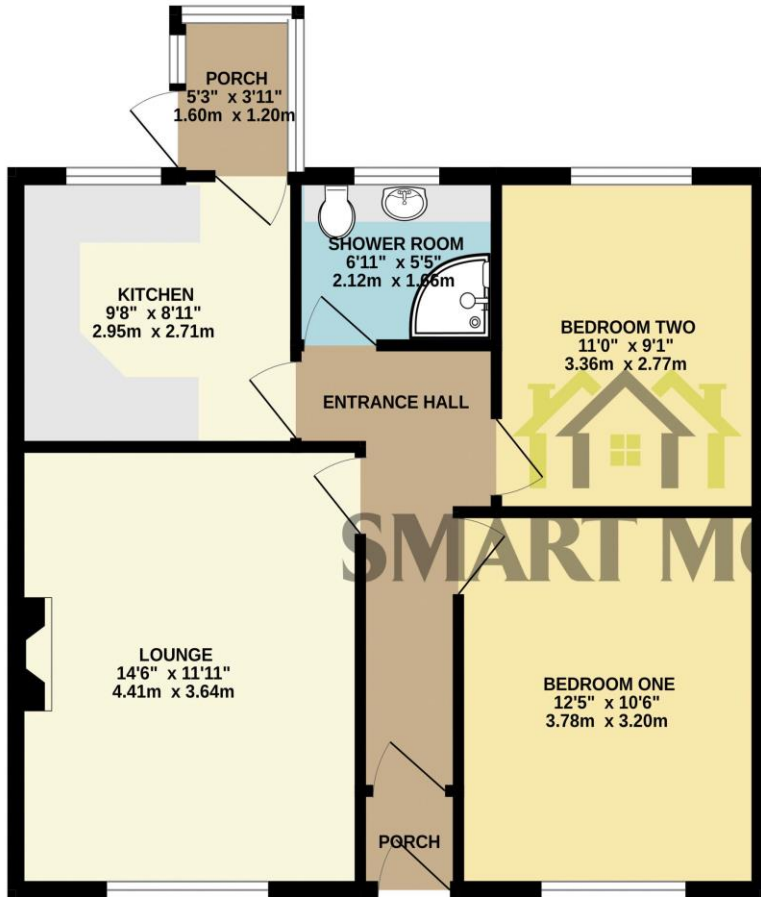


- * Semi Detached TRUE Bungalow
- * Sought-After Central Village Location
- * Lounge & Separate Kitchen
- * Driveway & Detached Single Garage
- * UPVC Double Glazing & Gas Central Heating (Recently Serviced)

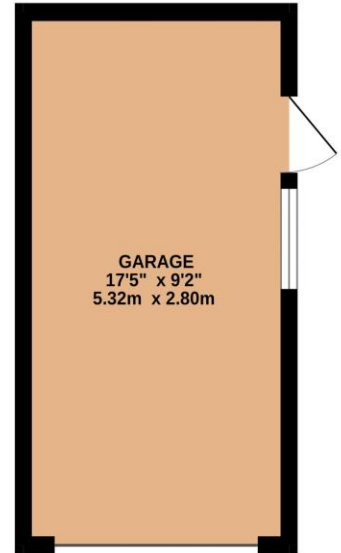
- * No Onward Chain & Vacant Possession
- * Two Bedrooms
- * Three Piece Fitted Shower Room
- * Private Gardens to the Front & Rear
- * Freehold, Council Tax Band B & EPC Rating tbc



GROUND FLOOR
623 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
161 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 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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SMART MOVE

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.