

**Church Road,
Tarleton**


SMART MOVE



Asking Price **£573,000**



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tarleton@smartmoveproperties.net**



Manor View is regarded locally as an iconic home and is easily recognisable to anyone whom has passed through Tarleton village, due to its picturesque traditional façade and also due to its close proximity adjacent to Tarleton Holy Trinity Church, giving it a pretty outlook which has remained unwavering for decades. This detached double fronted home is presented to a high standard throughout, with viewing in person sure to impress, whilst there is also oodles of potential within the detached two storey outbuilding to the rear, making this a home that you can grow with. Viewing is by appointment only via Smart Move, so enquire now before this one-off property is snapped up.

The internal layout of the property spans over 1,800 sq ft (excluding the outbuilding) and in brief includes: entrance vestibule and hallway with staircase leading to the first floor, living room with feature log burner stove, lounge with feature gas fire and open plan arch to the dining room, open plan breakfast kitchen, rear porch, ground floor WC, first floor landing with built in storage, three double bedrooms and two first floor bathrooms completes the accommodation. To the rear is the brick built two storey detached outbuilding, which has three ground floor rooms, plus a outside WC and attached car port cover and a staircase leading to the first floor, where there are two further useful rooms. The outbuilding has amazing potential for conversion (subject to relevant permissions) as it could potentially be a "granny" / teenagers annex or excellent work from home space, making it suitable for several buyers needs.

The property sits with a generous and well established garden plot, with the majority of the gardens being to the rear. To the front is a small lawned garden with low level walled perimeter and well stocked planted flower beds bordering. Off road parking leads from the front and down the left-hand side of the property, allowing for ample off road parking for a number of vehicles. The rear garden is lawned with mature plants, trees and shrubs surrounding in abundance. Located to the rear also is the brick built outbuilding with patio area in front as well as an attached car port for additional parking.

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.



*** Double Front Detached Family Home
c. 1890**

*** Generous Plot of Around 0.2 Acres**

*** Modern Kitchen Breakfast Room**

*** Two Bathrooms to the First Floor plus
Ground Floor WC**

*** Mature Front & Rear Gardens**

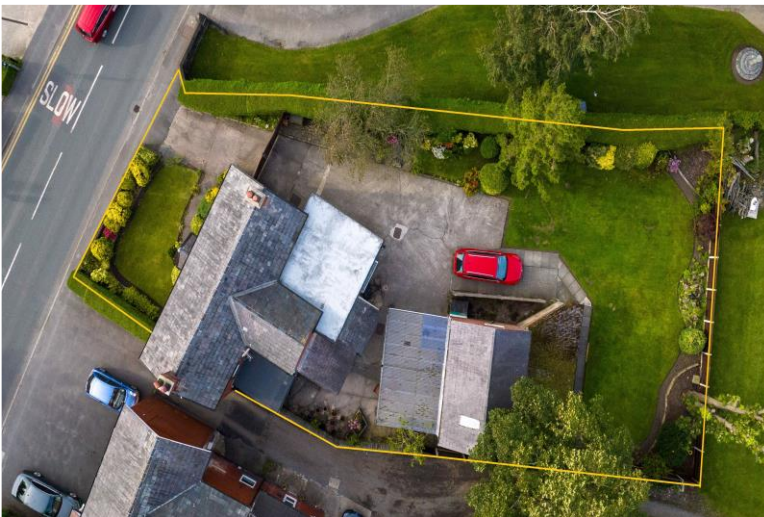
*** Two Storey Detached Outbuilding to
the Rear**

*** Three Spacious Reception Rooms**

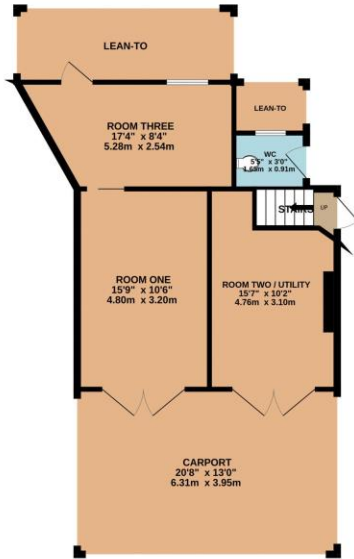
*** Three Double Bedrooms**

*** Driveway & Car Port for Off Road
Parking**

*** GCH, UPVC DG, Council Tax F & EPC tbc**



OUTBUILDING GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



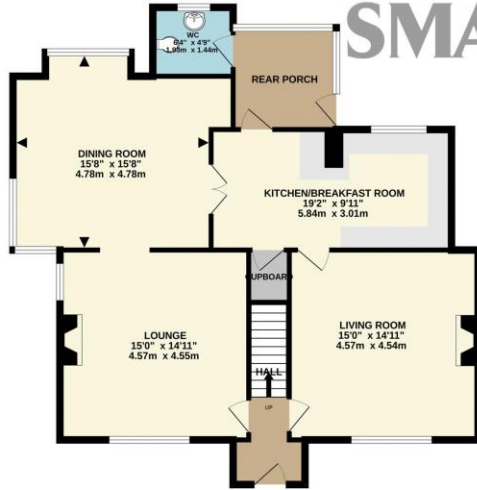
OUTBUILDING FIRST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



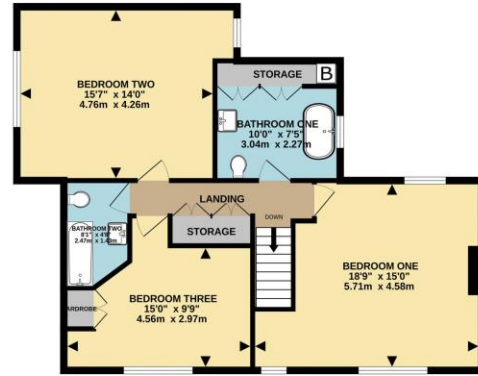
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:
Church Ln, Tarleton, PR4 6AT

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GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



1ST FLOOR
809 sq.ft. (75.2 sq.m.) approx.

TOTAL FLOOR AREA : 3013 sq.ft. (279.9 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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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.