

**Meadoway,
Tarleton**


SMART MOVE



Asking Price **£330,000**



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Smart Move are delighted to present to the market, this well presented modern detached family home, enjoying an enviable position on the ever popular Rowland Bardsley development, backing onto a protected wooded area, making this superb property well worth your time to go see first-hand. The property benefits from a upgraded kitchen, conservatory with solid roof and UPVC external plastics and double glazed windows, making it ready for the next lucky owners to move straight into. Viewing is by appointment only via Smart Move, so contact our Tarleton office now to enquire further.

The internal layout of the property in brief includes: entrance hallway with stairs leading to the first floor, lounge with feature fireplace and a bay window to the front of the property, as well as an open arch to the dining room, which in turn has double doors to the conservatory and is open plan to the kitchen, separate utility room, two piece ground floor WC, first floor landing, master bedroom with three piece en suite shower room off, three further bedrooms and the three piece family bathroom completes the accommodation.

Off road parking is available to the front of the property, both on the double width driveway, as well as within the attached single garage. There is also a lawned front garden with planted borders and gated access down the side of the property, for easy access around to the rear. The main garden is located to the rear and benefits from being not overlooked, as it backs onto a protected wooded area. The rear garden boasts a paved patio area, established lawn, mature borders of plants, trees and shrubs, as well as an enclosed fenced perimeter.

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, as well as Booths in the adjoining village of Hesketh Bank.



*** Modern Four Bedroom Detached House**

*** Modern Fitted Kitchen with Separate Utility Room**

*** Master Bedroom with En Suite Shower Room**

*** Private Enclosed Rear Garden - Not Overlooked**

*** UPVC Double Glazing, GCH & UPVC Soffits & Facias**

*** Lounge, Dining Room & Conservatory**

*** Ground Floor WC & First Floor Bathroom**

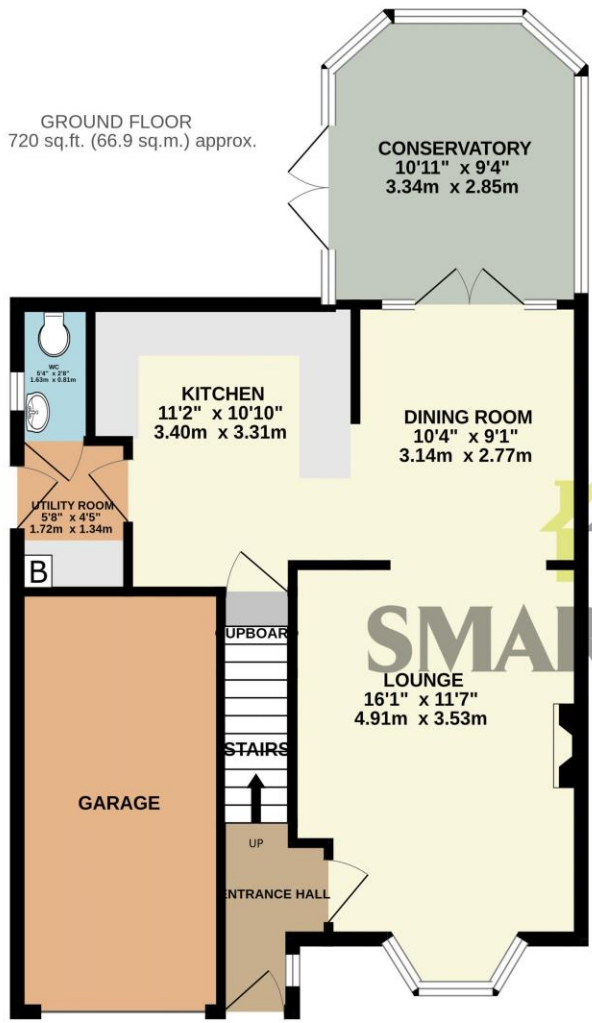
*** Double Width Driveway plus Attached Single Garage**

*** Sought-After Location - Short Walk to Village Centre**

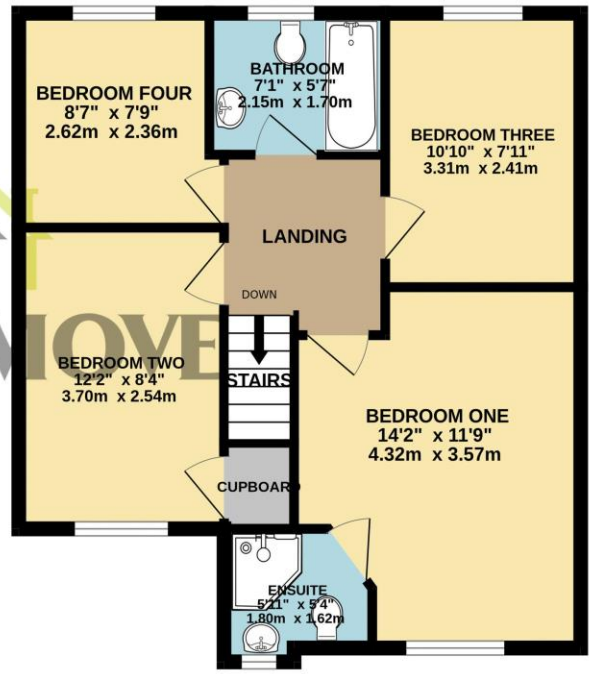
*** Council Tax Band D & EPC Rating of D**



GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1252 sq.ft. (116.3 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		84
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Meadoway, 9e4i 4-c



Smart Move – Tarleton
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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.