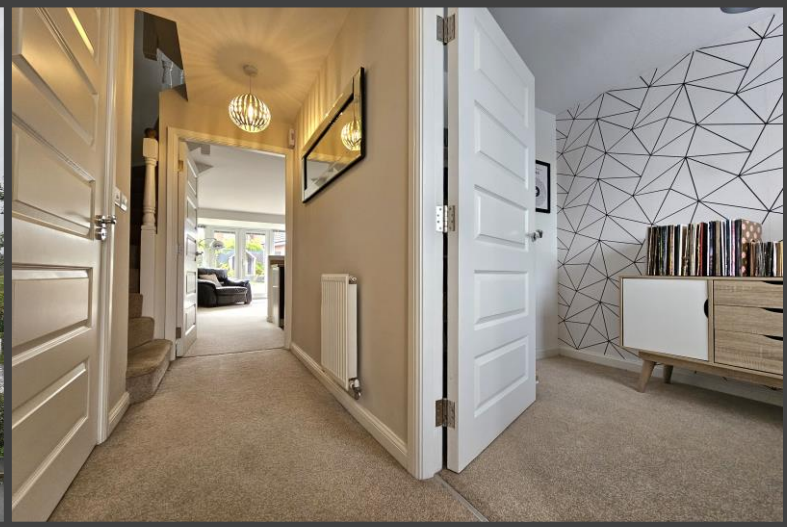


**Fairclough Drive,
Tarleton**


SMART MOVE



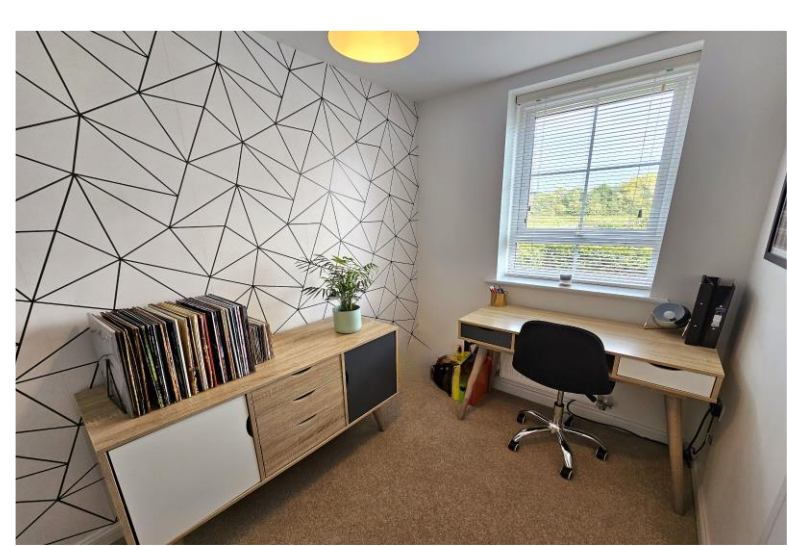
Asking Price **£250,000**



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Few homes offer as much flexibility in their layout, as this modern three storey Barratt built home. The deceptively spacious accommodation spans around 1,097 sq ft and is set over three equally generous floors, making it well worth the time to go view in order to see just how the layout could suit your family's needs. Constructed in 2015 on the popular canal-side Tarleton Lock development, this fabulous home was intended to be used as three or four bedrooms, as the property offers living rooms over two floors and bedrooms over three, yet there is certainly scope to use the rooms to suit your lifestyle, making it a true modern family home and as the name of the development suggests, this amazing home does indeed enjoy views to the front over the Leeds Liverpool Canal, which are sure to impress once seen in person.

The ground floor of the property boasts: central entrance hall with built in cloak / store cupboard and stairs leading to the first floor, ground floor WC, home office / bedroom four and the open plan kitchen and family room, with modern fitted kitchen at one end and dining area / family room at the other end and French doors opening out to the rear garden. To the first floor is a central landing with stairs to both the ground and second floors, lounge and the master bedroom with fitted wardrobes and en suite shower room off. The second floor includes a landing with stairs to the first floor and loft access point, bedrooms two (with fitted wardrobes) and three, as well as the three piece family bathroom.

To the front of the property is a landscaped front garden area with mature hedge bordering and a path leading to the front door. Off road parking is available to the right-hand side of the property on the driveway, off which is gated access to the rear of the property. The main garden is to the rear and offers a private enclosed space includes a paved sun terrace, low maintenance gravelled garden with raised flower beds and a further paved patio area with a timber garden shed in place for useful storage.

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 the newly constructed Aldi, making this property within a "stones throw" of all local amenities.



*** Deceptively Spacious Three Storey House**

*** Flexible Accommodation**

*** Open Plan Kitchen Family Room**

*** First Floor Lounge & Master Bedroom with En Suite**

*** Driveway for Parking & Gardens to Front & Rear**

*** Built in 2015 by Barratt**

*** Open Canal Views to the Front**

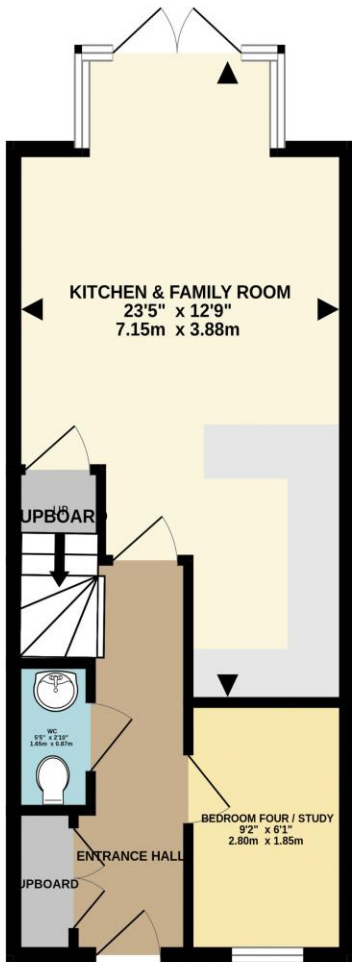
*** Ground Floor Study / Fourth Bedroom**

*** Two Further Bedrooms & Bathroom to Second Floor**

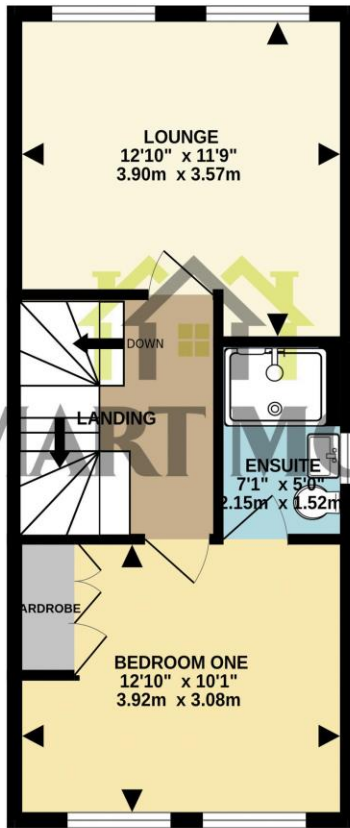
*** Leasehold, UPVC DG, GCH, EPC - B & Council Tax D**



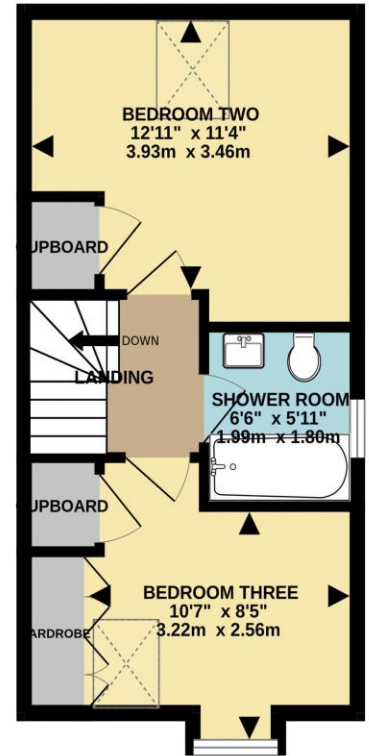
GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq.ft. (101.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Fairclough Drive, 9e4h 4c



Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



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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.