

**Bannistre Court,
Tarleton**


SMART MOVE



Asking Price **£330,000**



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"Location, location, location"this is most buyers mantra when searching for their dream home and this detached true bungalow is the epitome of a desirable location. Bannistre Court is the perfect balance of a peaceful cul-de-sac, whilst still remaining right in the heart of the village and only a short stroll to local amenities, as such, viewing in person is highly recommended and sure not to disappoint as bungalows such as this are few and far between.

The internal layout of the property in brief includes: entrance hallway, lounge with bay window overlooking the rear garden, spacious modern fitted kitchen offering a comprehensive array of fitted eye and base level wall units on all sides and includes an integrated washing machine, fridge, freezer and dishwasher, open plan dining room off the kitchen with has sliding patio doors leading to the rear garden, master bedroom with a full range of fitted wardrobes, over bed storage and matching drawers unit as well as concealed double doors leading to the rooms en suite bathroom, bedroom two and the separate three piece shower room complete the accommodation.

The property boasts ample off road parking, both on the in-and-out driveway in front of the property, as well as on the further driveway which leads down the right-hand side of the property. There is also the rarity of two garages, with garages being located to the front and rear, allowing for parking for several vehicles, or simply to provide additional storage. There is also gated access from the front driveway lading down the left-hand side, for easy access all around the property. The main garden is situated to the rear and offers a low maintenance outdoor space which is quite private and also includes several mature raised flower bed borders, a feature brick-built swing seat area and large open patio areas, all enclosed by a 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. Bannistre Court is located right in the heart of the village, making it within a "stones throw" of all local amenities and very handily located.



*** Two Bedroom Detached True Bungalow**

*** Greatly Sought-After Location**

*** Well Presented Inside & Out**

*** Open Plan Kitchen Diner & Separate Lounge**

*** UPVC Double Glazing & GCH (Combi Boiler)**

*** No Onward Chain & Vacant Possession**

*** Cul-de-Sac Location Right in the Heart of Tarleton Village**

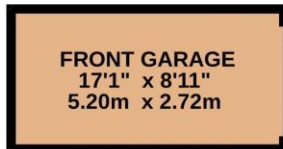
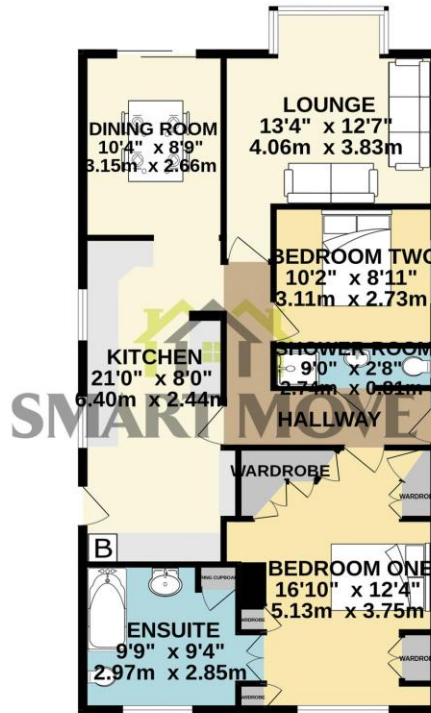
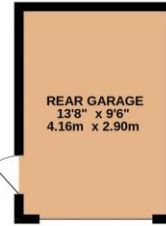
*** Driveway & Two Garages for Off Road Parking**

*** En Suite Bathroom & Separate Shower Room**

*** Freehold, Council Tax Band D & EPC tbc**



GROUND FLOOR
1228 sq.ft. (114.1 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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.