

**Bakers Mews,
Tarleton**


SMART MOVE



Asking Price **£210,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



Located on the award winning Bakers Mews development, right in the heart of Tarleton village, lies this three bedroom townhouse. This well presented property is highly recommended to be viewed in person in order to fully appreciate, not only the property itself, but also the superb position which it enjoys. Available for sale with benefit of no onward chain and vacant possession, call Smart Move now to enquire further and book your individual tour.

The internal layout of the property in brief includes: entrance hall, ground floor WC, lounge, dining room with French doors to the rear garden and open plan arch to the fitted kitchen, first floor landing, three bedrooms and the first floor family bathroom.

In front are mature communal gardens, which are maintained and boast lawns, established planted borders and feature seating areas and to the rear of the property is a private enclosed garden with paved patio area, decking and gravelled beds. There is also a gate from the rear garden to a pathway, for separate access around the property for bins etc. Off road parking is provided, with this property having one allocated parking space, which is covered.

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 a "stones throw" of all local amenities.

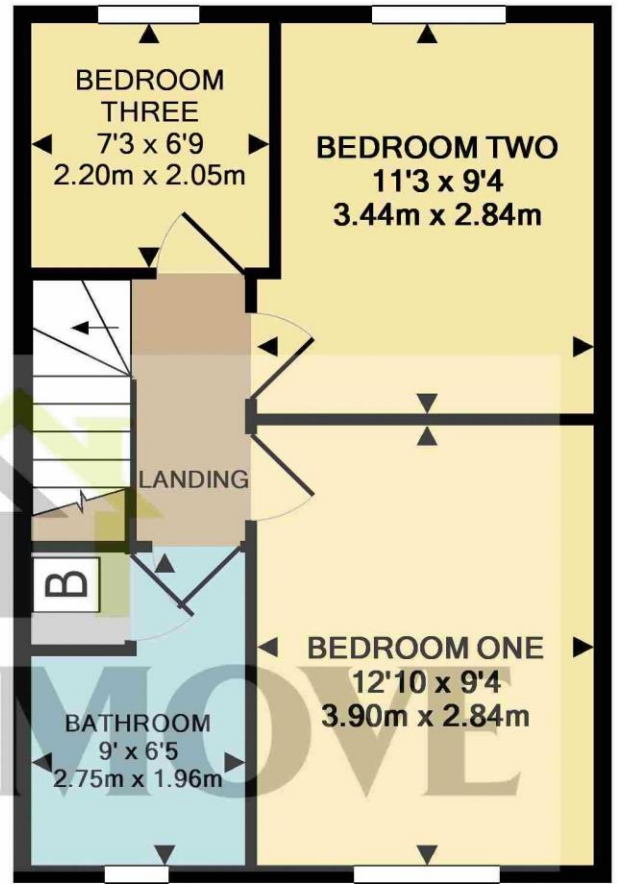
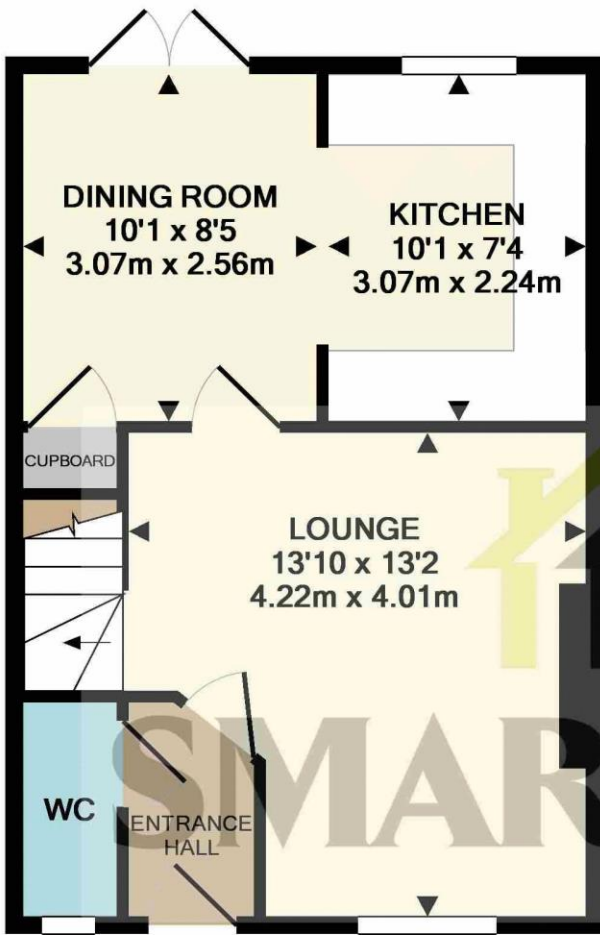




- * Three Bedroom Mid Townhouse
- * Lounge & Open Plan Dining Room & Kitchen
- * Private Garden to the Rear
- * Allocated Covered Parking Space
- * Gas Central Heating & Double Glazing

- * No Onward Chain & Vacant Possession
- * Ground Floor WC & First Floor Bathroom
- * Maintained Communal Garden Areas
- * Leasehold - 999 Years from New
- * Council Tax Band B & EPC Rating of B



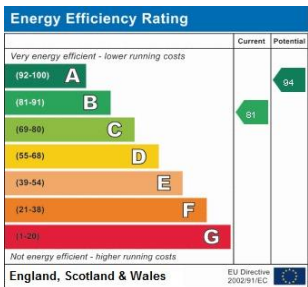


GROUND FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 753 SQ.FT. (69.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Address:
Bakers F117, 0203 02

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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.