

**Hillcrest Drive,  
Tarleton**

  
**SMART MOVE**



Asking Price **£245,000**



**01772 811899**

**[www.smartmoveproperties.net](http://www.smartmoveproperties.net)**

**[tarleton@smartmoveproperties.net](mailto:tarleton@smartmoveproperties.net)**



There are few true bungalows available locally and even fewer in number are those which do not require modernising....this is one such rare gem. This deceptively spacious three bedroom bungalow has in recent months undergone numerous upgrades, such as: new kitchen, bathroom, electrics, internal doors, decoration and a new detached garage. Buyers shall also benefit from the property having no onward chain and vacant possession, making it ready to move straight in to without delay of any onward purchase. Internal inspections are by appointment only via Smart Move, so call us now on 01772 811899 and book to see this amazing home with your own eyes.

The internal layout of the property in brief includes: entrance hall, lounge with bay window to the front of the property and a feature fireplace, modern fitted kitchen boasting an excellent range of eye and base level wall units on all sides, an external side access door and open arch to the dining room, which has a large window overlooking the rear garden, bedrooms one and two are both doubles, bedroom one has fitted wardrobes as well as fitted cupboards and bedroom two also has fitted wardrobes, drawers and a dresser, bedroom three is a single bedroom and could also be utilised as a study and the three piece bathroom with full height storage cupboard, completes the accommodation.

The property offers ample off road parking for a number of vehicles, on the driveway, which leads from the front and down the left-hand side of the property, as well as within the NEW detached single garage located to the rear of the property. Also to the front there is a law maintenance landscaped garden area with a low level walled front boundary. The main garden is located to the rear and extends over 20 in length and includes a secluded paved patio area and the large established lawn with trees and shrubs bordering.

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.

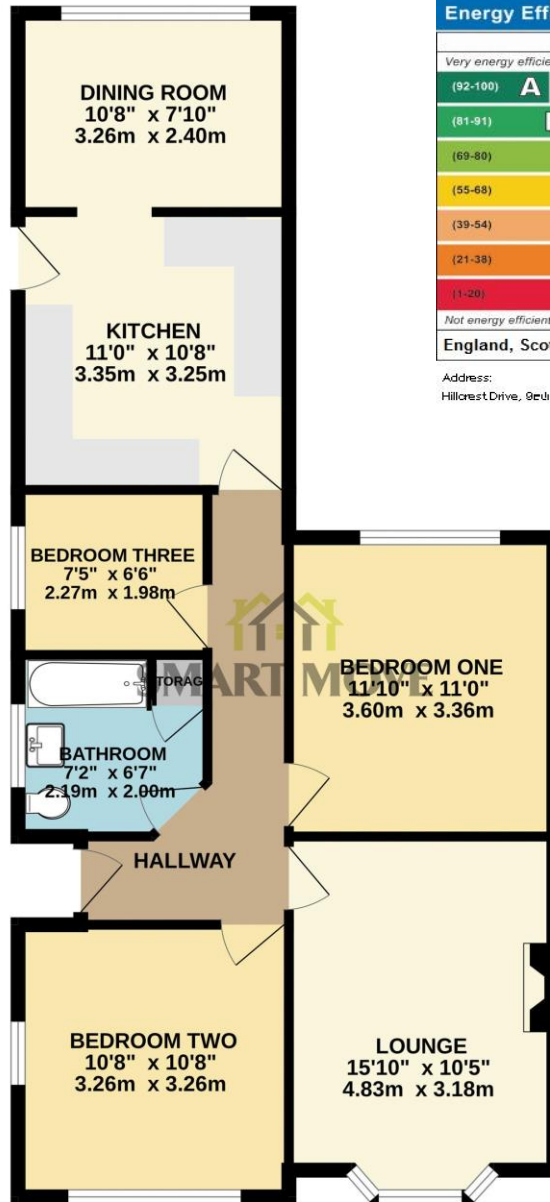


- \* No Onward Chain & Vacant Possession
- \* Recently Modernised
- \* New Three Piece Bathroom
- \* Generous Driveway plus NEW Detached Garage
- \* UPVC DG & GCH (Combi Boiler Fitted in 2020 with 10 Year Guarantee)

- \* Three Bedroom Semi Detached TRUE Bungalow
- \* Lounge, Kitchen & Dining Room
- \* Landscaped Front & Mature Lawned Rear Garden
- \* NEW Kitchen & Bathroom (in Last 12 Months)
- \* Freehold, Council Tax Band C & EPC Rating D



GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
Hillcrest Drive, 90th Ave

TOTAL FLOOR AREA : 762 sq.ft. (70.8 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.