

**Carr Lane,
Tarleton**


SMART MOVE



Asking Price **£264,500**



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Rarely does a home such as this become available to buy, not only due to its highly prized semi rural location, but also because it has been home to the same family for decades. As such, early viewing is highly recommended, before the opportunity passes you by and it is snapped up. This deceptively spacious semi detached home benefits from recent decoration, electrical certificate, gas certificate and damp proof work completed, making it move-in-ready and sure to impress once seen first-hand. Viewing is strictly by appointment only via Smart Move, so contact us now to arrange your individual tour of what just may be your next home.

The internal layout of the property in brief includes: entrance porch with original tiled floor and an internal door leading to the hallway, which has stairs to the first floor and a door opening to the front lounge. The front lounge has an open fire and bay window to the front of the property, as well as an open arch to the sitting room, which also has a feature fireplace and access to a useful under stairs storage cupboard. The kitchen is a good size and offers an excellent range of eye and base level wall units running along two sides, with ample work surface areas and has an open arch to the dining room, as well as a door leading to the side porch (currently utilised as a utility room area.) To the first floor is a split level central landing with loft access point, off which are three double bedrooms (two of which have fitted wardrobes and storage,) plus the spacious four piece family bathroom. NB: The loft is part boarded for storage and has potential for conversion to an additional bedrooms (subject to planning permission / relevant consents.)

In front of the property is a mature lawned garden area with established planted flower bed borders. Also to the front is off road parking, both on the double width driveway, as well as within the detached garage, set to the right-hand side of the property. From the driveway there is gated access leading down the side of the property, which opens to the low maintenance courtyard style garden, boasting a raised flower bed running along the side, timber decked area with covered pergola over and storage within the attached outhouse and garden store. Also attached is an outside WC and an adjacent timber children's play house.

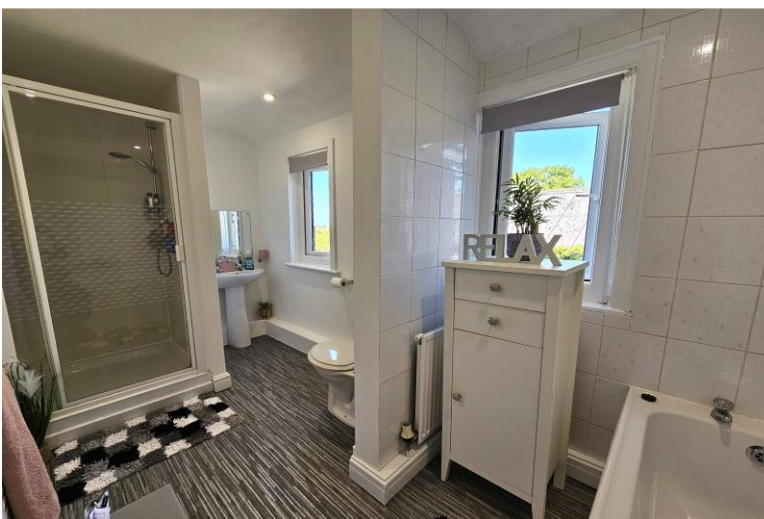
About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds 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, Booths and Aldi nearby.



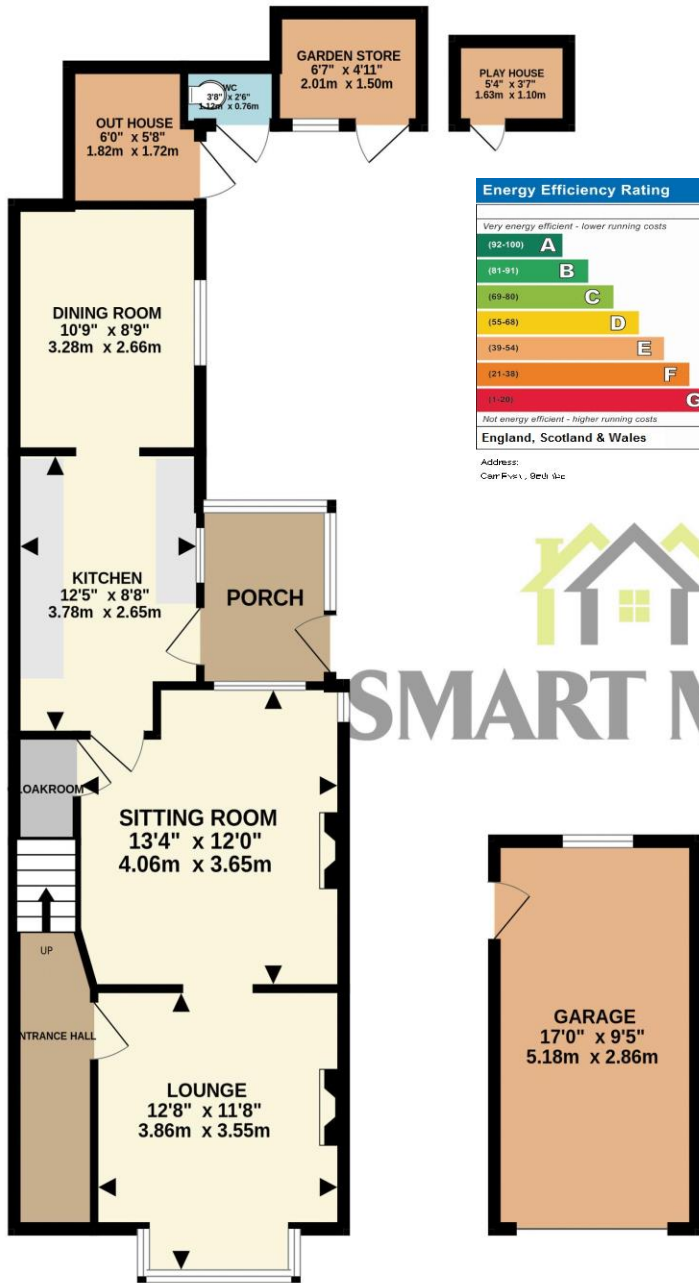
- * Traditional & Deceptively Spacious Semi Detached House
- * Lounge, Sitting Room, Kitchen & Dining Room
- * Spacious Driveway & Detached Garage
- * Attached Outhouse, Outside WC & Garden Store
- * Sought After Semi Rural Village Location



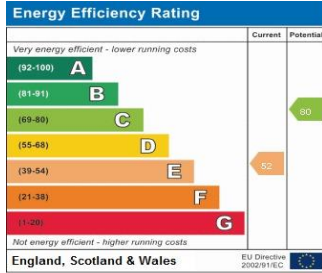
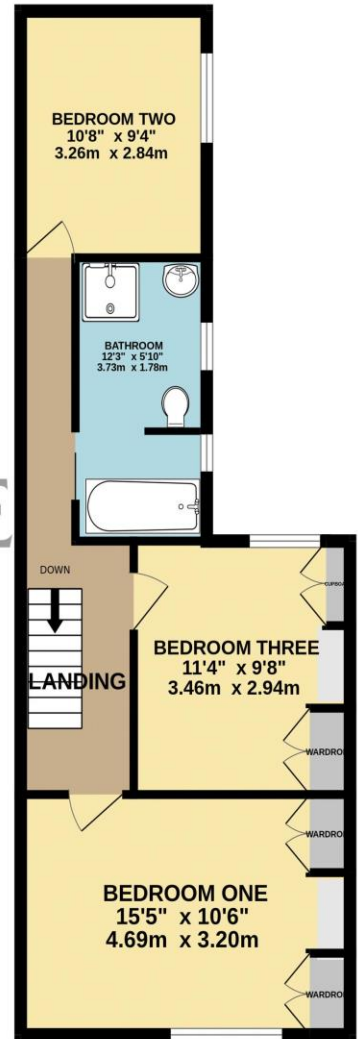
- * Three Double Bedrooms
- * Rear Porch / Utility Room
- * Lawned Front Garden & Side Courtyard Style Garden with Decking
- * Potential for Loft Conversion (Subject to PP)
- * Freehold, Council Tax Band C, UPVC DG, GCH & EPC Rating tbc



GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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.