

**Brick Kiln Way,
Tarleton**


SMART MOVE



Asking Price **£230,000**



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Few homes are truly of a key-turn standard.....this immaculately presented semi detached home is one such property, as it is maintained to a show home standard inside and out, making it ready for the next lucky owners to just move straight into. Built in 2022 and with the remainder of the builders guarantee still in place, this amazing home enjoys one of the best positions on the development, as it enjoys elevated open views to the front over the River Douglas, along which are beautiful countryside walks to Hesketh Bank, Tarleton, Rufford and beyond, making this property one which we strongly recommend you view in person in order to fully appreciate all that it has to offer.

The internal layout of the property in brief includes: entrance hallway with stairs leading to the first floor, ground floor WC, lounge with access to a under stairs storage cupboard, open plan kitchen diner with double doors opening out to the rear garden and a modern fitted kitchen on three sides, offering excellent storage and worktop space, first floor landing with built in storage cupboard, master bedroom, which has an over stairs storage cupboard and three piece ensuite shower room off, two further bedrooms and the three piece family bathroom completes the accommodation.

Off road parking is available to the front of the property on the block paved double width driveway. Also the front is a generous front garden area, which has been landscaped with plants, shrubs and bark chipped beds, making it low maintenance. To the right-hand side of the property is gated access to a path, for easy access around to the rear, where there is also space for bin storage. The main garden is situated to the rear and includes an extended paved sun terrace, artificial turf garden, a further paved patio at the end of the garden with space for a garden shed and a fenced perimeter makes it all enclosed and private. NB: The rear garden faces a westerly direction, for sun in the afternoon and evening.

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, Booths, Co-op and Spar, making this property within a "stones throw" of all local amenities.

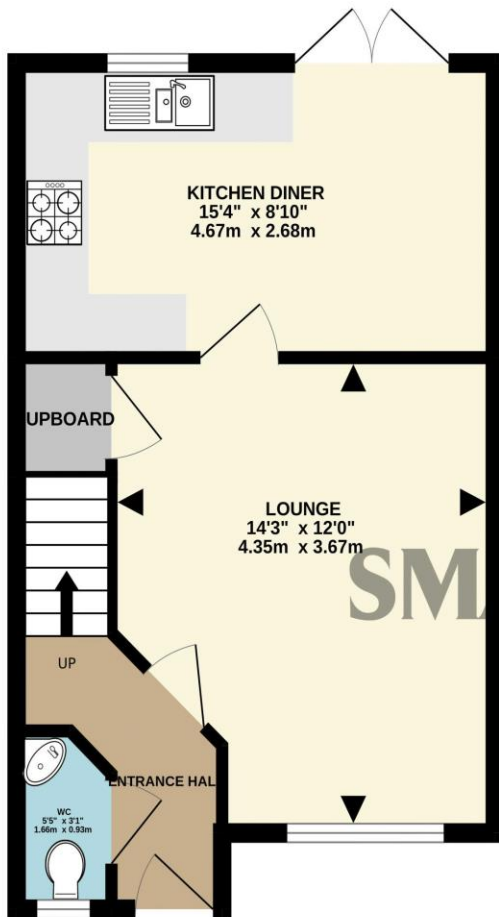


- * Modern Semi Detached House
- * Immaculately Presented Throughout
- * Open River Views to the Front
- * Ground Floor WC & First Floor Bathroom
- * Double Width Driveway & Low Maintenance Private Rear Garden

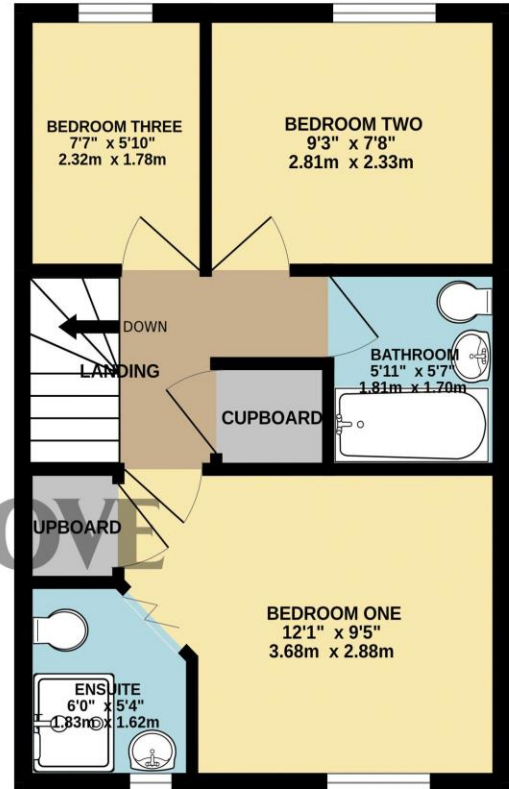
- * Built in 2022 with Builders Guarantee Remaining
- * Numerous Upgrades from New
- * Lounge & Open Plan Kitchen Diner
- * Three Bedrooms with En Suite Shower Room to Master
- * Freehold, Council Tax Band C & EPC Rating of B



GROUND FLOOR
370 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



SMART MOVE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B	83	
(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	

TOTAL FLOOR AREA: 724 sq.ft. (67.3 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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Address:
Brick Kiln, 226a Hesketh Lane

rightmove



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.