

**Hesketh Lane,
Tarleton**


SMART MOVE



Asking Price **Offers in the Region Of £325,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



Smart Move are delighted to present the first opportunity in decades for a new family to take ownership of this one-off designed detached true bungalow, which enjoys an enviable corner plot location and well presented accommodation and gardens. The property is available with benefit of no onward chain and vacant possession and we are sure that you will agree, that it has a real curb-appeal from your first sighting, thanks to the thoughtful design and mature frontage, so contact us now to enquire further and book your private viewing of this really special home.

The layout of the property in brief includes: open covered veranda, central hallway, open plan lounge with extended garden room off, kitchen diner, utility room, three piece shower room, bedrooms one and two, attached outdoor washroom and WC off and a rear open covered veranda complete the accommodation.

The property enjoys a corner plot location, and as such benefits from garden areas to the front, side and rear, as well as a sweeping driveway for ample off road parking of a number of vehicles. The driveway leads from the front, down the right-hand side of the property and around to the rear, where there is also a detached single garage for further parking or useful storage. To the front of the property is a mature lawned garden with numerous established plants, trees and shrubs bordering. To the left-and side is a further lawned garden area with established planted borders, whilst the rear garden is low maintenance, with paved and slate chipped areas, as well as feature planting and 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.

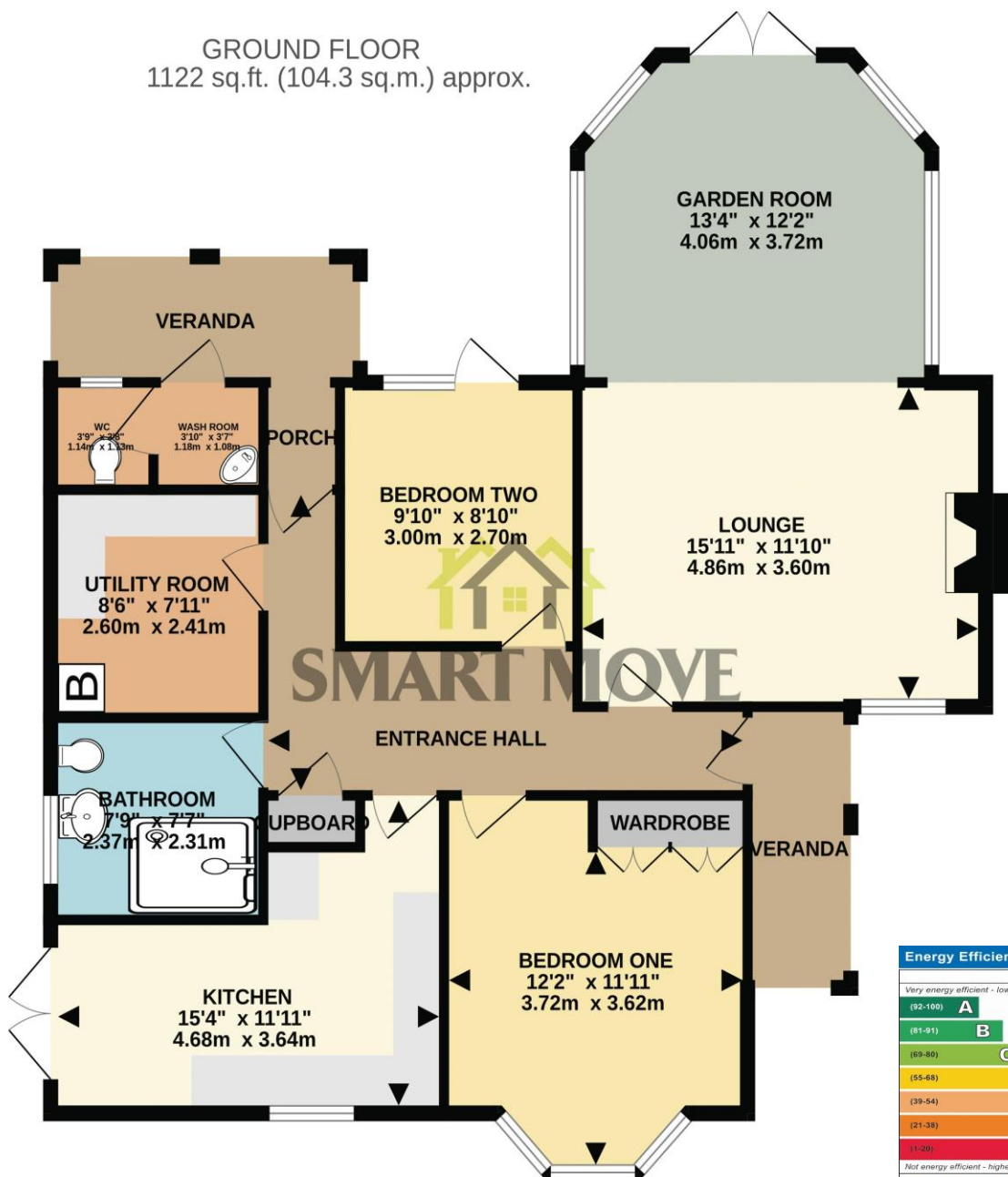


- * One-off Detached True Bungalow
- * Corner Plot Location
- * Garden Areas to Front, Side & Rear
- * Separate Kitchen Diner & Utility Room
- * Shower Room & Attached Outside WC

- * No Onward Chain & Vacant Possession
- * Generous Driveway plus Detached Single Garage
- * Open Plan Lounge & Garden Room
- * Two Bedrooms
- * Freehold, UPVC DG, Oil CH & EPC Rating to Follow



GROUND FLOOR
1122 sq.ft. (104.3 sq.m.) approx.



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

Address:
Hesketh Lane, 226a

TOTAL FLOOR AREA : 1122 sq.ft. (104.3 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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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.