

**Janes Meadow,
Tarleton**


SMART MOVE

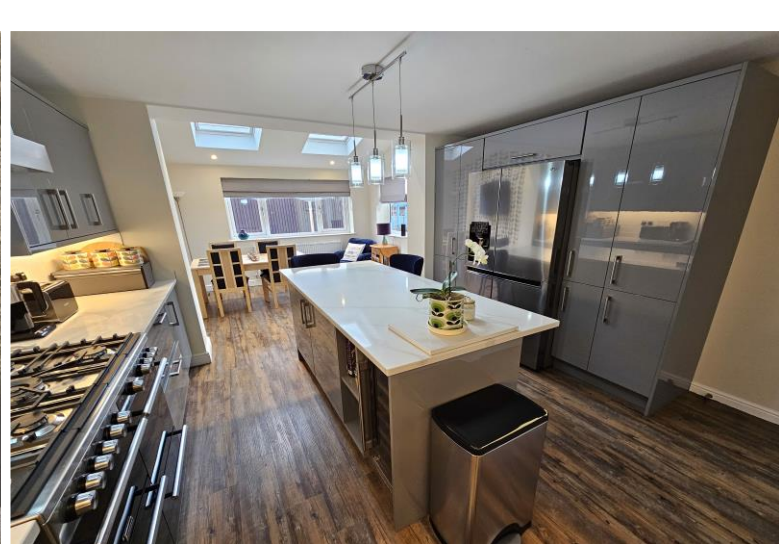


Asking Price **£365,000**



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For those seeking a modern detached family home in Tarleton, the Rowland Bardsley development is highly regarded as a sought-after place to live and one which people aspire to live on. With this firmly in mind, Smart Move are delighted to present to the market this four bedroom detached home on Janes Meadow, which benefits from having had many upgrades lavished on it within recent years, from a kitchen extension and new kitchen with centre island unit, new bathrooms and new decoration throughout, making internal inspection sure to impress.

The internal layout of the property in brief includes: entrance hallway with stairs leading to the first floor, ground floor WC, front sitting / dining room and separate lounge to the rear with a feature fire surround and double doors leading to the rear garden, spacious open plan modern fitted kitchen and breakfast room offering a comprehensive range of fitted wall units along two sides and with a centre island unit with breakfast bar, first floor landing with storage cupboard and loft access point via a pull-down loft ladder where the loft has been boarded for useful storage, bedroom one with three piece shower room off, bedrooms two and three both have fitted double wardrobes, bedroom four and the three piece shower room complete the accommodation.

The property occupies an enviable corner plot location and as such, benefits from outside areas to the front, side and rear. To the front is off road parking, both on the double width driveway as well as within the single garage. Also in front is a mature lawned garden, which leads around to the right-hand side of the property. The main garden is located to the rear, enjoys a sunny southerly direction and includes a paved sun terrace, artificial turfed area, a children's play area with soft base covering and a fenced perimeter to make the garden private. There is also a paved area down the right-hand side of the property with space for a garden shed and gated access down the left-hand side, for easy access around the property.

NB: The lease on this property was 999 years from new around 22 years ago and the vendor informs us that the ground rent is circa £100 paid annually. There is also the option to purchase the lease, should the next buyer wish to make the property freehold.

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 the newly constructed Aldi, making this property within a "stones throw" of all local amenities.

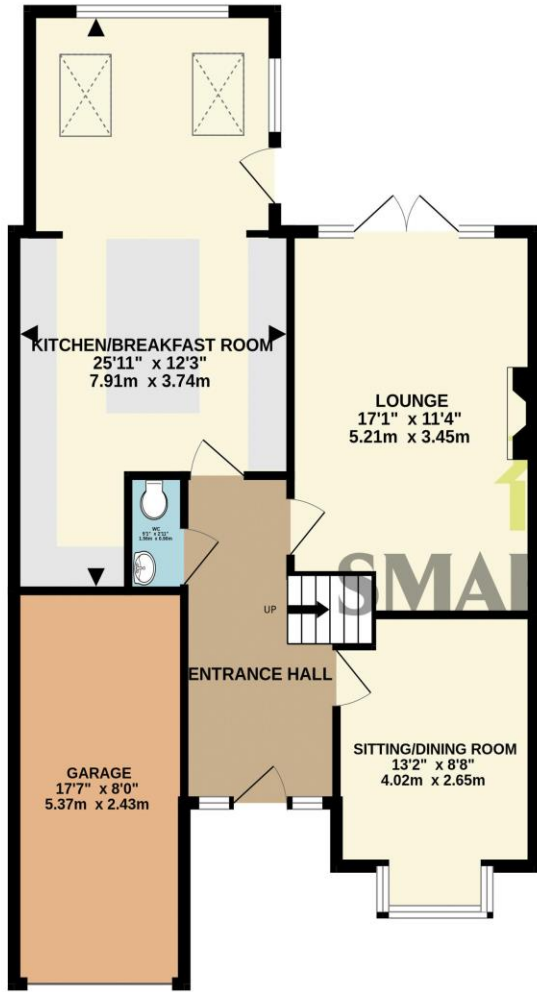


- * Modern Detached Family Home
- * Modernised Recently with New Kitchen & Bathrooms
- * Lounge & Separate Sitting / Dining Room
- * Ground Floor WC & First Floor Shower Room & En Suite
- * UPVC Double Glazing & UPVC Gutters, Soffits & Fascias

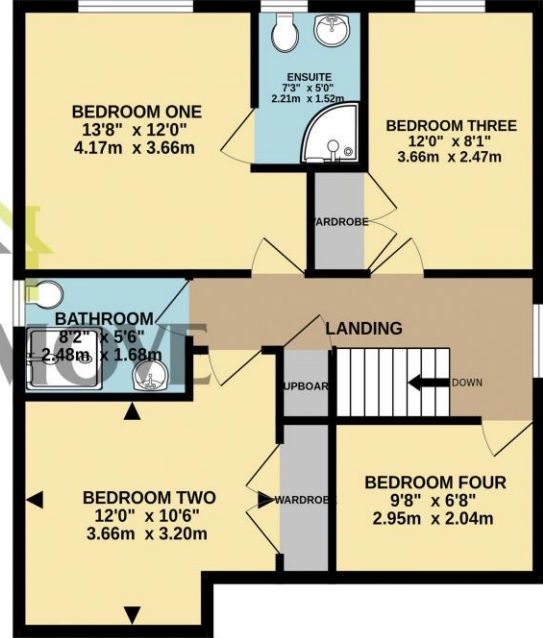
- * Corner Plot Location with South Facing Rear Garden & Lawned Side Garden
- * Extended Kitchen with Open Plan Breakfast Room
- * Four Bedrooms (Two with Fitted Wardrobes)
- * Double Width Driveway plus Attached Single Garage
- * Leasehold, Council Tax Band E & EPC Rating to Follow



GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1479 sq.ft. (137.4 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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SMART MOVE

PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
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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.