

# Meadow Park, Plox Brow, Tarleton

  
**SMART MOVE**



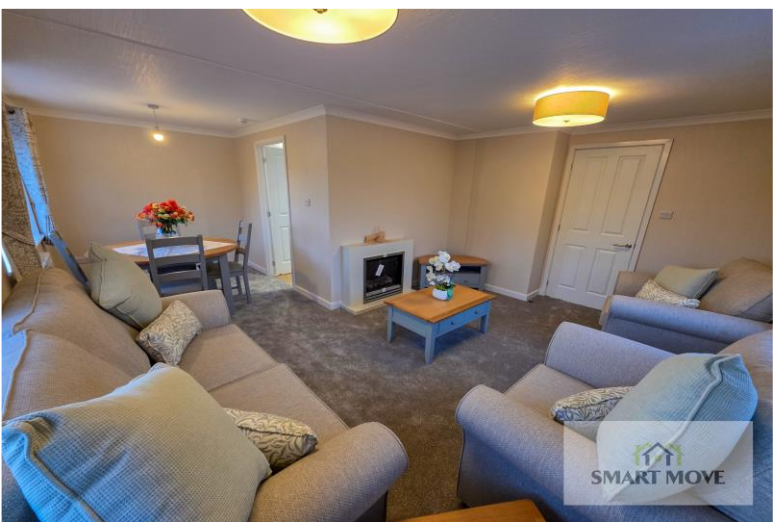
Asking Price **£180,000**



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Meadow Park is a peaceful residential site for over 50's, located off Plox Brow, just minutes stroll to the heart of the village with its vast array of shops and amenities and also just around the corner from picturesque countryside walks along the Leeds Liverpool Canal, making it an amazing place to live. This detached park home is BRAND NEW and boasts numerous creature comforts and benefits such as: GCH combi boiler (run from MAINS gas,) bathroom and separate en suite, fitted flooring throughout and contemporary kitchen with appliances included.

The internal layout of the property in brief includes: entrance hallway with cloak / store cupboard, open plan L-shaped lounge and dining area with dual aspect windows and a feature electric fireplace, separate modern fitted kitchen offering an excellent arrangement of eye and base level wall unit on all sides and an external door leading to the rear of the property, bedroom one benefits from a three piece en suite shower room off, as well as a walk-in wardrobe, bedroom two has fitted wardrobes and the three piece bathroom completes the accommodation.

To the front of the property is an allocated parking space, as well as visitors spaces. Also to the front are steps leading to the front door and a path leading around to the rear where there are further steps leading to the rear door, a lawned garden area and gravelled patio. NB: All occupants of the property must meet the leaseholders criteria / site rules and be over the minimum age requirement (over 50) and the property must also be the main residence of the owner. The pitch fee for this property is currently £..... per month.

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





**\* BRAND NEW PARK HOME**

**\* Semi Rural Location near to River-Side Walks**

**\* Fitted Kitchen with Appliances**

**\* En Suite Shower Room plus Separate Bathroom**

**\* No Onward Chain & Move-in-Ready**

**\* Over 50's Residential Site**

**\* Open Plan Lounge & Dining Area**

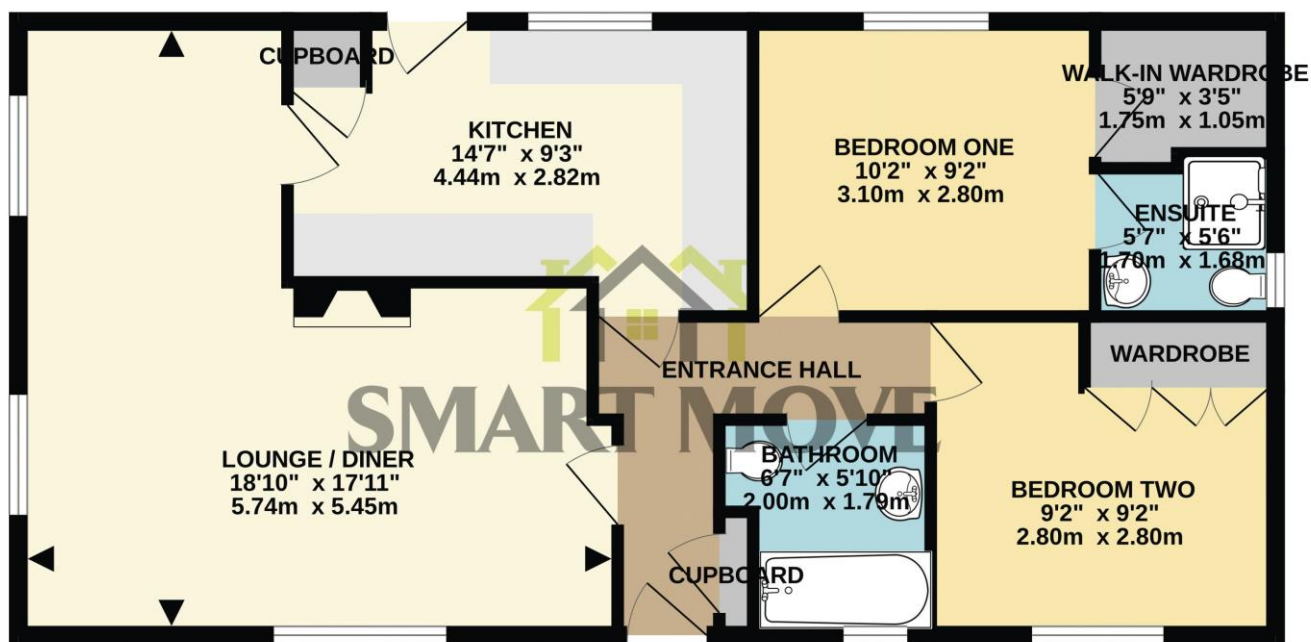
**\* Two Double Bedrooms**

**\* Allocated Parking Space plus Visitors Spaces**

**\* Council Tax Band A, Mains GCH & UPVC DG**



GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 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,  
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.