

**Mere Brow Lane,
Mere Brow**


SMART MOVE



Asking Price **£220,000**



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Enjoying a semi rural village setting, as well as rural outlooks to both the front and rear, this two bedroom semi detached bungalow is sure to impress once seen in person, not only due to the pleasant setting, but also due to the well proportioned accommodation and generous garden. This well presented home is available for sale with benefit of NO ONWARD CHAIN and vacant possession, so contact Smart Move now to enquire further.

The internal layout of the property in brief includes: entrance hallway, lounge with feature fireplace and patio doors opening to the rear garden, separate breakfast kitchen with views to the rear and external side access door, bedroom one with fitted wardrobes, bedroom two and the three piece fitted shower room.

Outside the property is off road parking on the driveway, which leads from the front and down the left-hand side of the property. Also in front of the property is a mature lawned garden with well stocked planted borders, whilst the main garden is situated to the rear and boasts a generous and private lawned garden with plants, trees and shrubs bordering, plus a patio area and timber garden shed.

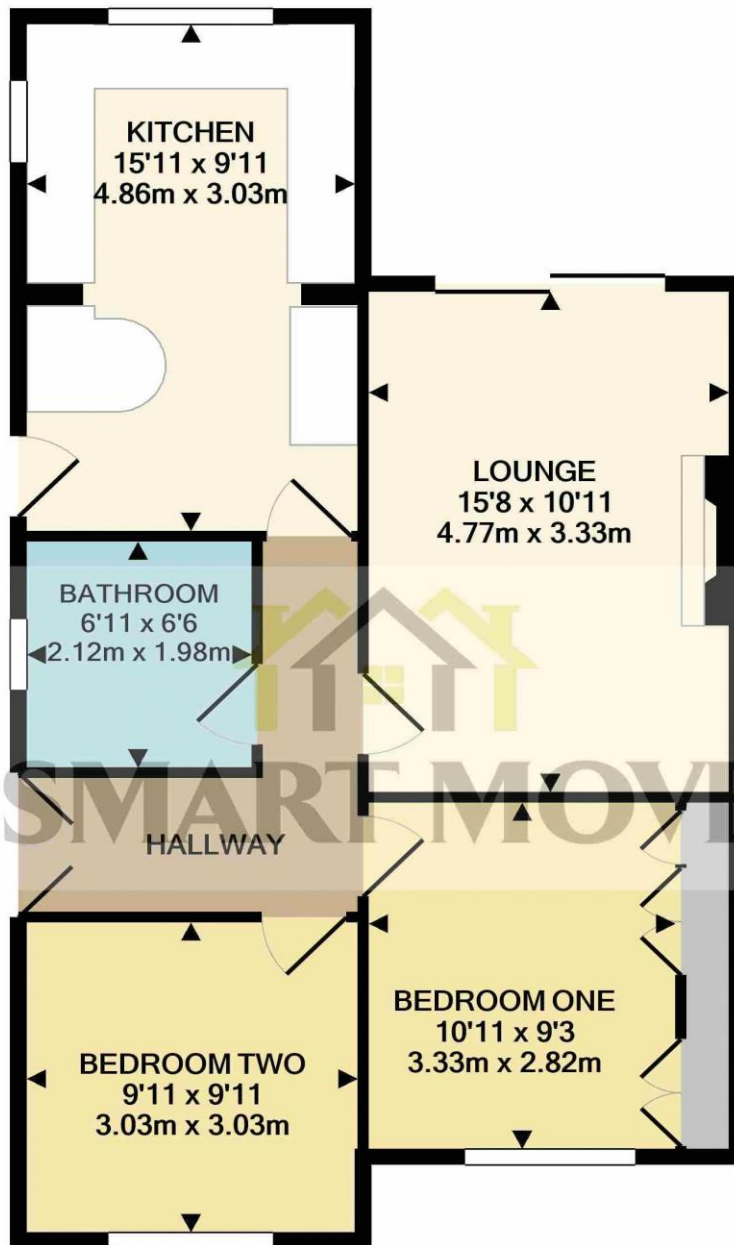
About the Local Area: Mere Brow is a small village in Lancashire, England, situated between Tarleton and Banks, just off the A565 road. It is 6 miles (9 km) east of Southport and 10 miles (15 km) south west of Preston. It is administered by the West Lancashire Borough Council and the Tarleton parish council. It is in the West Lancashire parliamentary constituency. Mere Brow is the second largest village in the parish of Tarleton, the largest being Tarleton and the smallest being Holmes and Sollom. Within the village is a primary school, pub, local shop and the Leisure Lakes complex with such recreational activities as: Southport Golf Academy, equestrian facilities and jet skiing, making Mere Brow a great place to live.



- * Two Bedroom Semi Detached Bungalow
- * No Onward Chain & Vacant Possession
- * Three Piece Shower Room & Two Double Bedrooms
- * Mature Front & Rear Gardens
- * Freehold & Council Tax Band B

- * Rural Views to Front & Rear
- * Lounge plus Extended Breakfast Kitchen
- * Driveway for Off Road Parking
- * Semi-Rural Village Location
- * EPC Rating - D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

TOTAL APPROX. FLOOR AREA 666 SQ.FT. (61.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.