

**Holly Grove,
Tarleton**


SMART MOVE



Asking Price **£300,000**



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Tucked away at the end of a peaceful cul-de-sac lies this deceptively spacious detached true bungalow, which is well presented throughout and available with benefit of NO ONWARD CHAIN, making viewing in person highly recommended, in order to fully appreciate all that it has to offer.

The internal layout of the property in brief includes: spacious L-shaped entrance hall with a built in storage / cloak cupboard, airing cupboard housing the property's boiler and loft access point via a pull-down loft ladder, generous open plan lounge diner with window to the rear, feature fireplace and double doors to the conservatory, which in turn has French doors leading to the rear garden, separate kitchen boasting an excellent arrangement of fitted units on three sides and an external access door to the side garden, bedrooms one and two both benefit from fitted wardrobes and the three piece shower room completes the accommodation.

Off road parking is available on the driveway to the front and right-hand side, at the end of which is the detached single garage for further parking. The garage has light and power and is accessed through a up-and-over front door. Attached to the garage and accessed from the rear garden, is an outhouse / utility with sink, toilet and plumbing for a washing machine and to the rear of the outhouse is a timber garden store / shed for useful storage. The main garden wraps around from the rear and to the left-hand side, creating a generous mature outdoor space to enjoy, which is not overlooked. There are established lawned areas to the side and rear, as well as paved patio areas, feature pond, glass greenhouse, timber summer house and well stocked planted flower bed borders.

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



*** No Onward Chain**

*** End Cul-de-Sac Location**

*** Lounge Diner & Conservatory plus Kitchen**

*** Driveway & Detached Garage**

*** Private Gardens to Side & Rear**

*** Well Presented Detached True Bungalow**

*** Deceptively Spacious Accommodation**

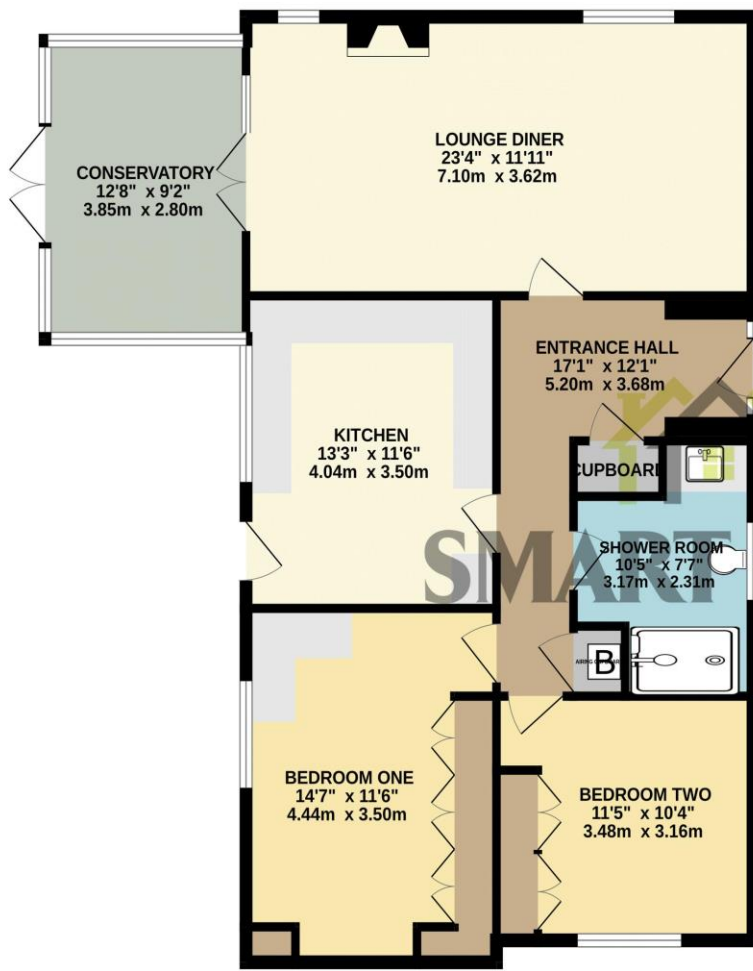
*** Two Bedrooms (Both with Fitted Wardrobes) & Shower Room**

*** Outhouse / Detached Utility & Garden Store**

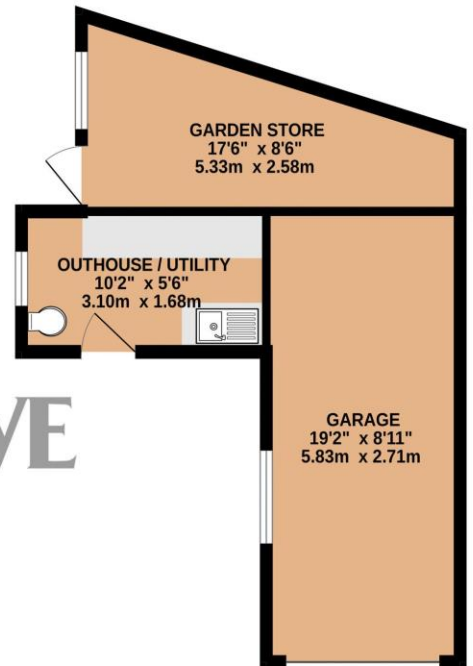
*** Freehold, UPVC DG, GCH, Council Tax D & EPC: D**



GROUND FLOOR
1035 sq.ft. (96.1 sq.m.) approx.



DETACHED GARAGE
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 1375 sq.ft. (127.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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.

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