

Latham Crescent,
Tarleton



Asking Price **Offers Over £200,000**



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This well presented and recently modernised three bedroom house has benefitted from many upgrades during the current owners time here, making it ready to simply move straight into. Viewing is by appointment via Smart Move and as home such as this are in demand, we strongly recommend early viewing in order to avoid disappointment.

The internal layout of the property in brief includes: entrance hall with stairs leading to the first floor and access to a built in under stairs storage cupboard, lounge with bay window to the front of the property, L-shaped open plan family room and recently fitted kitchen which spans the width of the property and has doors leading out to the rear garden, first floor landing with loft access point, three bedrooms and the recently fitted four piece bathroom completes the accommodation. There is also future potential for extension (subject to planning permission,) either out to the right-hand side, rear, or even into the loft space, making this a property that can grow as your family's needs change.

To the front of the property there is ample off road parking on the driveway, which has been opened up to accommodate more parking and laid with gravel and a paved central pathway leading to the front door. There is also gated access from the front down the right-hand side of the property, for easy access around to the rear. To the side there is a private enclosed patio area which leads around to the rear garden, which has been landscaped and made low maintenance with the addition of artificial turf and newly laid patio areas. The rear garden enjoys a sunny southerly direction and also benefits from a timber garden shed and a enclosed fenced perimeter.

The current owner has made numerous upgrades and improvements to the property, just some of which include: in 2021 they had the property re-wired and a new gas central heating system and combi boiler installed, new UPVC double glazed windows and external doors in 2024, the kitchen and family room were knocked together to create a open plan living space, decoration and flooring throughout with the stairs carpet having only just been fitted, upgraded bathroom and kitchen fitted, with the kitchen boasting a excellent range of cream gloss units with 2 inch thick solid oak work surfaces, ceramic sink with drainer and integrated dishwasher, fridge, freezer and washing machine.

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 only a short distance of all local amenities.



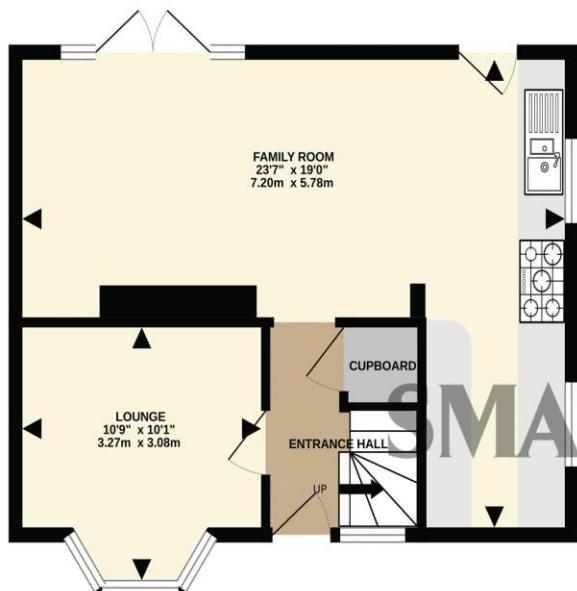
- * Viewing Highly Recommended
- * Peaceful Cul-de-Sac in a Central Village Location
- * Lounge & Open Plan Family Room & Kitchen
- * Driveway to the Front & Low Maintenance South Facing Rear Garden
- * Re-Wired & New GCH System & Combi Boiler in 2021



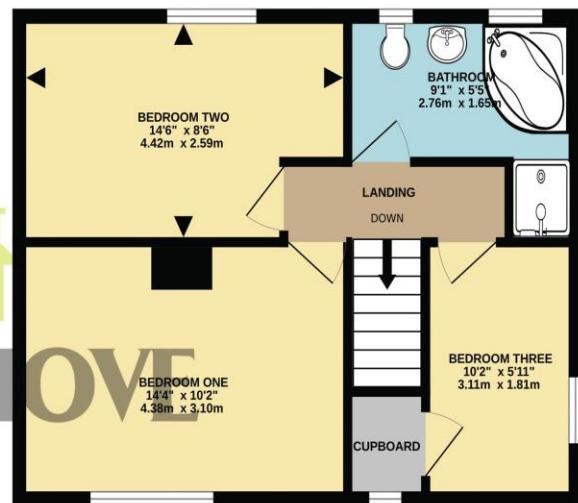
- * Three Bedroom End Terrace House
- * Recently Modernised & Decorated Throughout
- * Four Piece First Floor Bathroom
- * New UPVD Double Glazed Windows & Doors in 2024
- * Freehold, UPVC DG, GCH (Combi Boiler), Council Tax Band B & EPC: C



GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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.