

**Latham Crescent,
Tarleton**


SMART MOVE

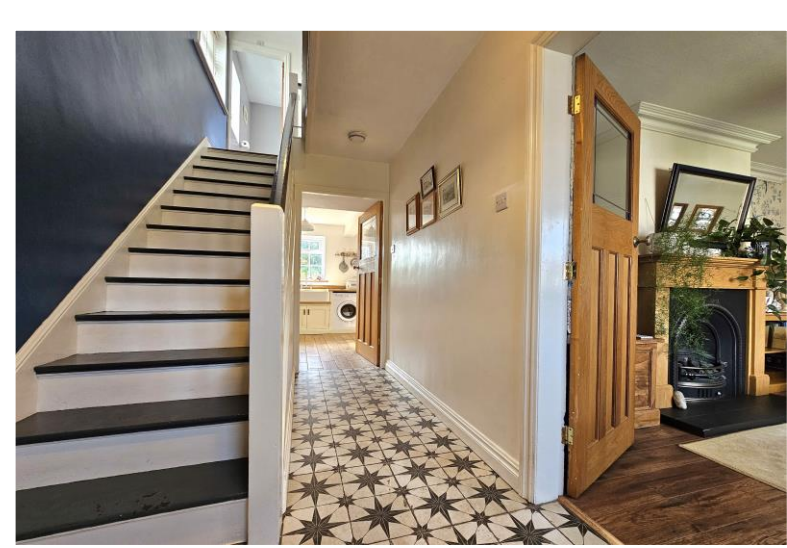


Asking Price **£220,000**



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Latham Crescent is a hidden gem of a road in Tarleton village, as it offers the perfect balance of being a quiet cul-de-sac, yet being handily situated right in the heart of the village, making numerous shops and amenities a short stroll from your front door. Property on this road are all quite different to the next, with this semi detached property boasting a generous rear garden of around 22m in length and a character-filled interior, which has been carefully curated by the current owner to create a traditional home which is sure to impress.

The internal layout of the property in brief includes: entrance hall with staircase to the first floor, lounge with feature fireplace and a bay window to the front of the property, open plan kitchen diner which features a hand-made solid wood country style kitchen, double doors to the rear garden and an internal door to the side hall, which in turn leads to the outhouse (which could potentially be converted to a office or ground floor WC / shower room,) first floor landing with loft access point, bedroom one to the rear, bedroom two has fitted wardrobes and a window seat within the bay window, bedroom three has built in storage over the stairs and the three piece bathroom completes the accommodation.

Off road parking is available in front of the property on the driveway, where there is also a lawned front garden with mature planted border. The main garden is located to the rear of the property and enjoys a sunny southerly direction, including a paved patio area, generous lawned garden with well stocked planted flower beds, gravelled area at the end of the garden with tree, shrubs and a garden shed.

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, Co-op and Spar, making this property within only a short distance of all local amenities.



*** Semi Detached House**

*** Three Bedrooms**

*** Driveway for Off Road Parking**

*** Central Village Location**

*** Well Presented Throughout**

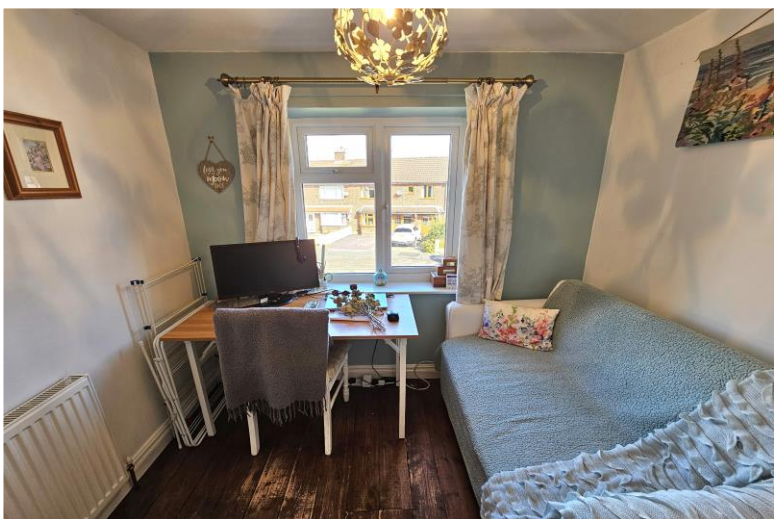
*** Lounge & Open Plan Kitchen Diner**

*** First Floor Family Bathroom**

*** South Facing Rear Garden**

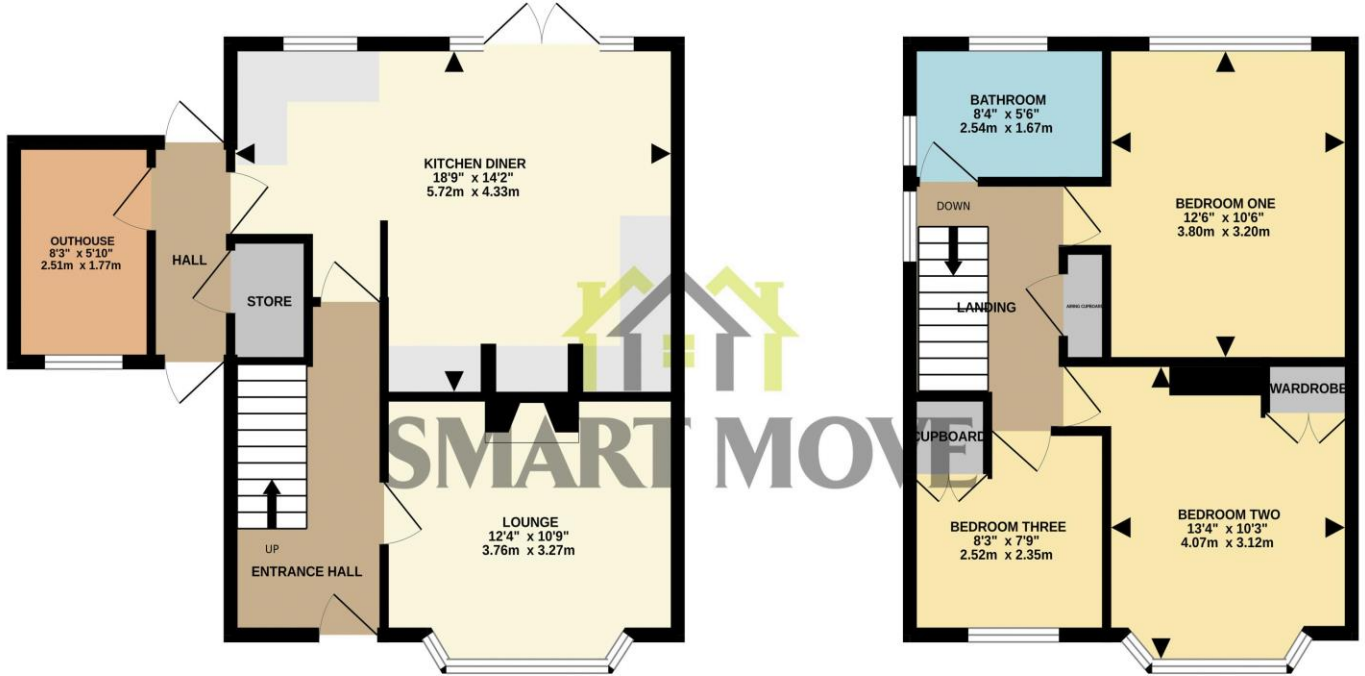
*** Short Walk to Local Schools & Amenities**

*** Council Tax Band B & EPC Rating of C**



GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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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Energy Efficiency Rating

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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PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



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