

**Hesketh Lane,  
Tarleton**

  
**SMART MOVE**



Asking Price **£379,950**



**01772 811899**

**[www.smartmoveproperties.net](http://www.smartmoveproperties.net)  
[tarleton@smartmoveproperties.net](mailto:tarleton@smartmoveproperties.net)**





Located right in the heart of Tarleton village, this detached property has been a well loved family home to the same owners for decades, illustrating perfectly just what an amazing place to live it has been. It is now ready to handed over to a new family to put their own mark on it. Available with benefit of NO ONWARD CHAIN, this four bedroom house is highly recommended viewing and is sure to impress once seen in person.

The accommodation in brief includes: entrance hall with staircase leading to the first floor, spacious main lounge which has a feature fireplace and double doors opening to the dining room, separate fitted kitchen offering an excellent range of fitted eye and base level wall units on three sides and which has an external door leading to the side patio area, ground floor WC, study / ground floor fifth bedroom, first floor landing with loft access point, bedroom one has fitted wardrobes, dressing table and bedroom furniture as well as a three piece en suite shower room off, three further bedrooms and the four piece family bathroom completes the accommodation.

Sitting centrally within its plot, this amazing home benefits from spacious off road parking to the front, as well as a larger than average rear garden. The block paved driveway can accommodate 4 + vehicles, with further parking available within the attached garage. The garage has light, power, an external rear door to the rear garden, useful rafter storage space and also offers potential for conversion to additional living space (subject to planning permission.) Also in front of the property is a mature lawned garden and paths leading down either side of the property, for easy access to the rear. The main garden is to the rear and boasts a paved patio area, established lawn and well stocked borders of plants, trees and shrubs. There is also a timber garden shed, which benefits from light and power.

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.





- \* Four Bedroom Detached Family Home
- \* No Onward Chain & Vacant Possession
- \* Lounge, Dining Room & Separate Kitchen
- \* Four Bedrooms to First Floor
- \* Mature Private Gardens to the Front & Rear

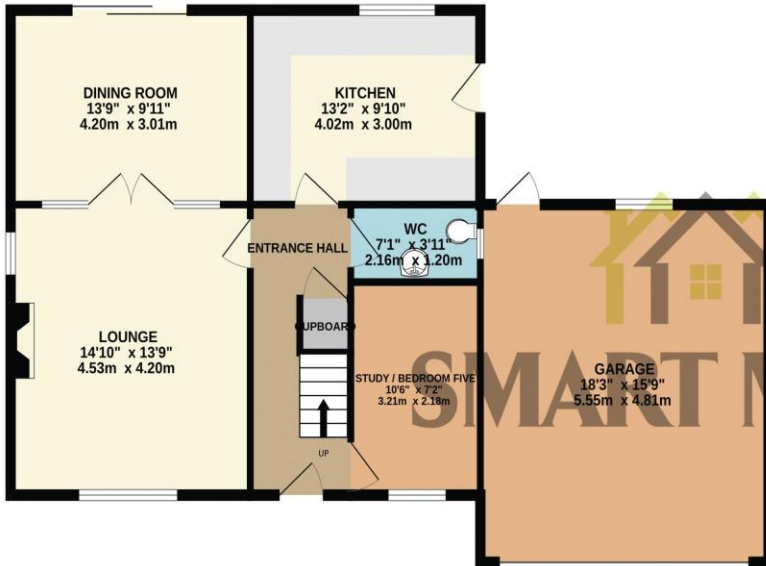


- \* Prominent Central Village Location
- \* Sweeping Driveway & Attached Double Garage
- \* Ground Floor Study / Fifth Bedroom
- \* Ground Floor WC & First Floor En Suite & Bathroom
- \* Freehold, Council Tax Band E & EPC tbc

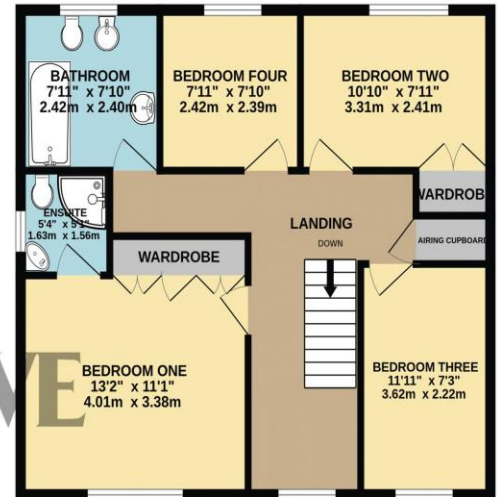




GROUND FLOOR  
969 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 1638 sq.ft. (152.2 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.