

**River View,
Tarleton**


SMART MOVE



Asking Price **Offers Over £225,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



Tucked away on a peaceful cul-de-sac in Tarleton village, this this well presented detached home, which has been priced competitively and is available with benefit of NO ONWARD CHAIN. The accommodation has been modernised in recent years, yet still has potential for the next lucky owners to put their own mark on it. Internal inspection is by appointment only via Smart Move, so enquire now, before this amazing home is snapped up.

The internal layout of the property in brief includes: entrance hallway, study / home office (which also has potential to be utilised as a ground floor fourth bedroom,) open plan lounge and dining area with double doors opening to the rear garden and staircase leading to the first floor, separate fitted kitchen boasting an excellent arrangement of eye and base level wall units on three sides, as well as an external rear access door, first floor landing with loft access point, three bedrooms and the four piece family bathroom completes the accommodation.

Off road parking is available to the front of the property, on the driveway, adjacent to which is a mature lawned garden area and gated access down the side of the property for access around to the rear. The main garden is situated to the rear and offers a patio area, established lawn, timber garden shed and a fenced perimeter.

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



SMART MOVE
ESTATE AGENTS
Your Local Agent



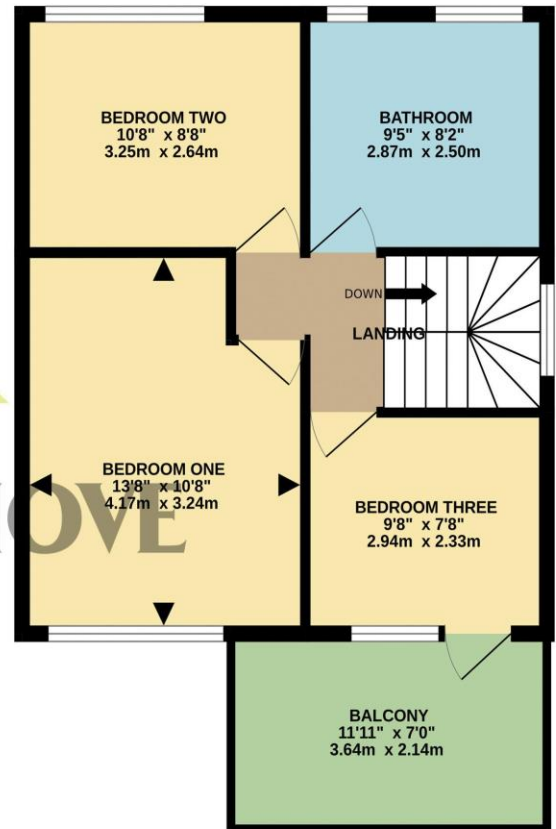
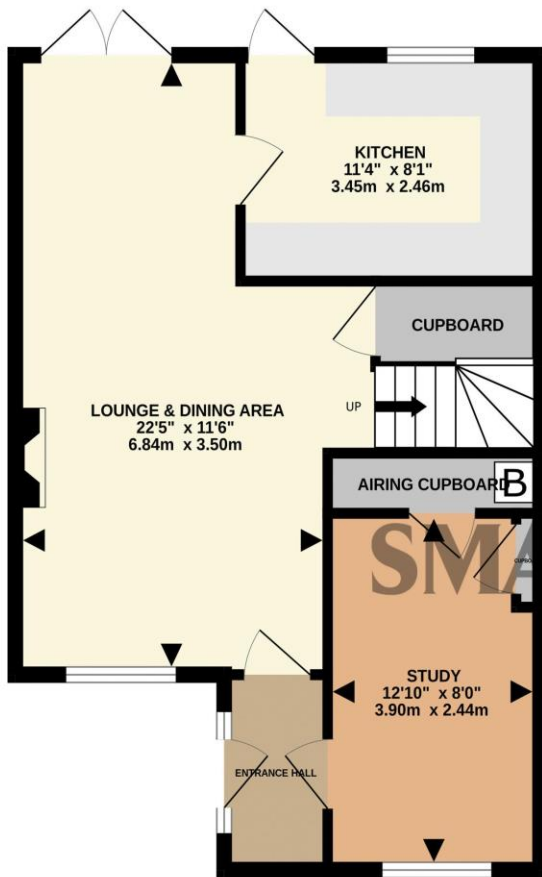
- * No Onward Chain**
- * Cul-de-Sac Location**
- * Ground Floor Study / Fourth Bedroom**
- * Four Piece First Floor Bathroom**
- * Lawned Gardens to Front & Rear**

- * Detached Family Home**
- * Open Plan Lounge & Dining Room + Separate Kitchen**
- * Three Bedrooms to First Floor**
- * Driveway for Off Road Parking**
- * UPVC DG, GCH, Freehold & EPC Rating to Follow**



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.6 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.
Made with Metropix ©2025

rightmove



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.