

**Latham Crescent,  
Tarleton**

  
**SMART MOVE**



Asking Price **Offers Over £175,000**



**01772 811899**

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

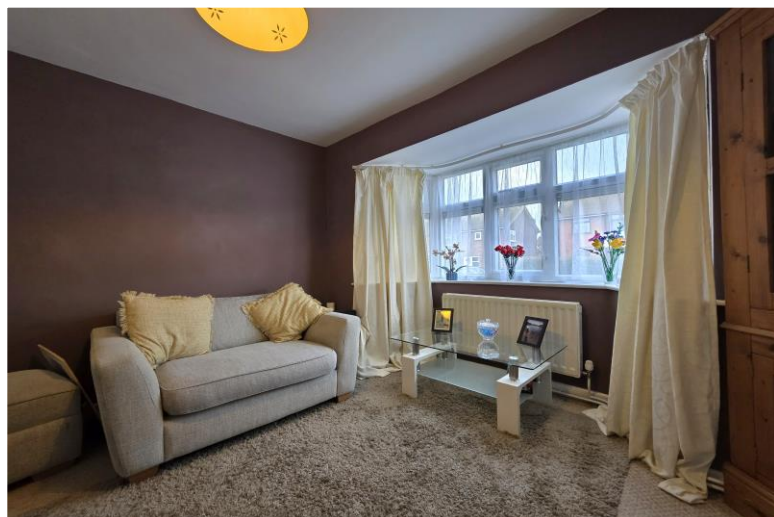


For first time buyers seeking a house in Tarleton village there are few properties to choose from, making this three bedroom mid terrace house well worth taking a closer look. Enjoying a south facing plot on a peaceful cul-de-sac and only a short stroll to the village centre, this well proportioned home is available For Sale with benefit of NO ONWARD CHAIN, as well as a generous garden plot of around 22m in length, making early viewing strongly recommended. Internal inspection is by appointment via Smart Move, so contact our office now, before this amazing house is snapped up.

The internal layout of the property in brief includes: entrance hall with stairs leading to the first floor, front sitting / dining room with open fire and a bay window looking to the front of the property, rear lounge with living flame gas fire and a window looking to the rear of the property, separate galley style kitchen with external access doors at either end, for access both to the front and rear of the property, first floor landing with two built in storage cupboards and a loft access point, bedroom one, bedroom two has access to the airing cupboard where the property's boiler is located, bedroom three has a open plan storage cupboard over the stairs and the first floor bathroom completes the accommodation.

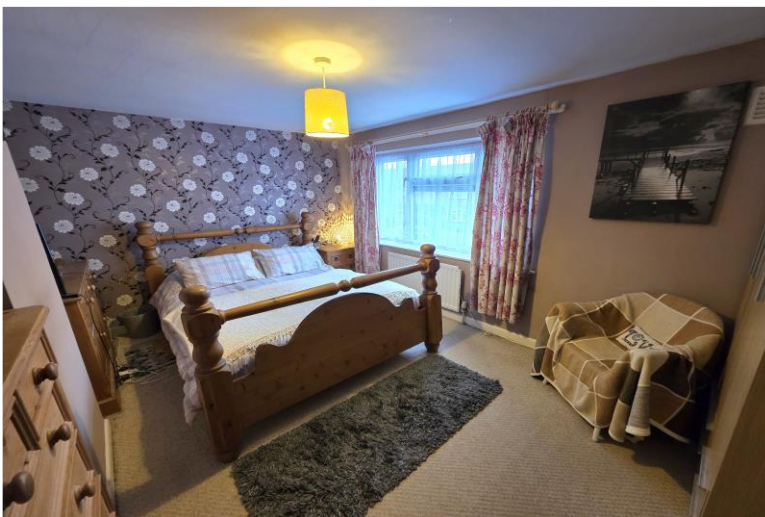
Off road parking is available on the gravelled driveway to the front of the property, next to which is a mature lawned front garden area. The main garden is located to the rear and offers a larger than average mature outdoors space, which is not directly overlooked and also enjoys a sunny southerly aspect. The rear garden is made up of a large established lawn with numerous plants, trees and shrubs bordering, as well as a timber garden shed at the end of the garden. There is also gated access from the rear garden, for easy access around to the rear.

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.



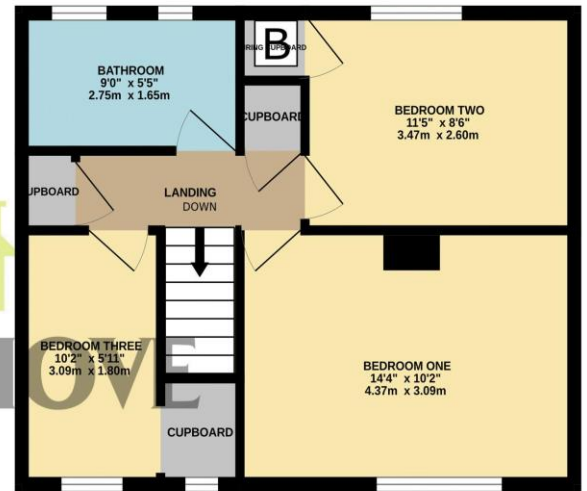
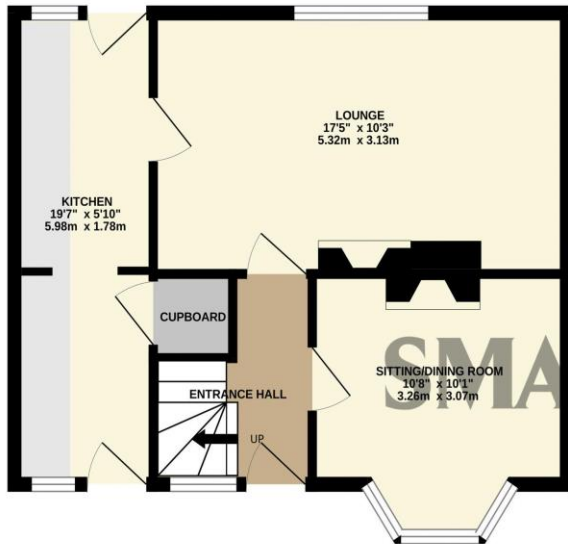
- \* Three Bedroom Mid Terrace House
- \* Central Village Location
- \* Two Reception Rooms plus Separate Kitchen
- \* Off Road Parking to the Front
- \* Freehold & Council Tax Band B

- \* No Onward Chain & Vacant Possession
- \* Short Walk to Village Shops & Schools
- \* First Floor Family Bathroom
- \* Generous South Facing Rear Garden
- \* UPVC Double Glazing, Gas Central Heating & EPC tbc



GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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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.