

**Byron Close,  
Tarleton**

  
**SMART MOVE**



**Asking Price £215,000**



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This three bedroom home enjoys a central village location, just a short stroll to the heart of Tarleton village and its numerous shops and amenities, making it extremely conveniently located and is on a road which once in a blue moon do homes becomes available here, making this a rare gem of a property that is well worth your time to go see in person. Available with benefit of NO ONWARD CHAIN, this amazing home has fantastic potential to put your own mark on it, or possibly even extend (STPP) so contact Smart Move now to book your individual tour, before it is snapped up.

The internal layout of the property in brief includes: front porch leading to the entrance hall which has stairs leading to the first floor, spacious dual aspect lounge diner with window to the front and sliding patio doors opening to the rear garden, separate kitted kitchen, first floor landing, three bedrooms, first floor bathroom and the separate WC complete the accommodation. NB: Attached to the left-hand side of the property is a double garage, which could provide potential for conversion or extension above (subject to necessary consents,) allowing for the new owners to create a layout to best suit their needs.

The property occupies a corner plot, and as such as outside areas to the front, side and rear. To the front is a lawned garden area and off road parking on the double width driveway. Additional parking is also available within the attached double garage and the the side of the garage is an attached timber garden store / shed. The main garden is located to the rear and includes a patio area behind the garage and a mature L-shaped lawned garden, which is enclosed by 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 Co-op, Spar, Aldi and Costa Coffee, making this property within a "stones throw" of all local amenities.



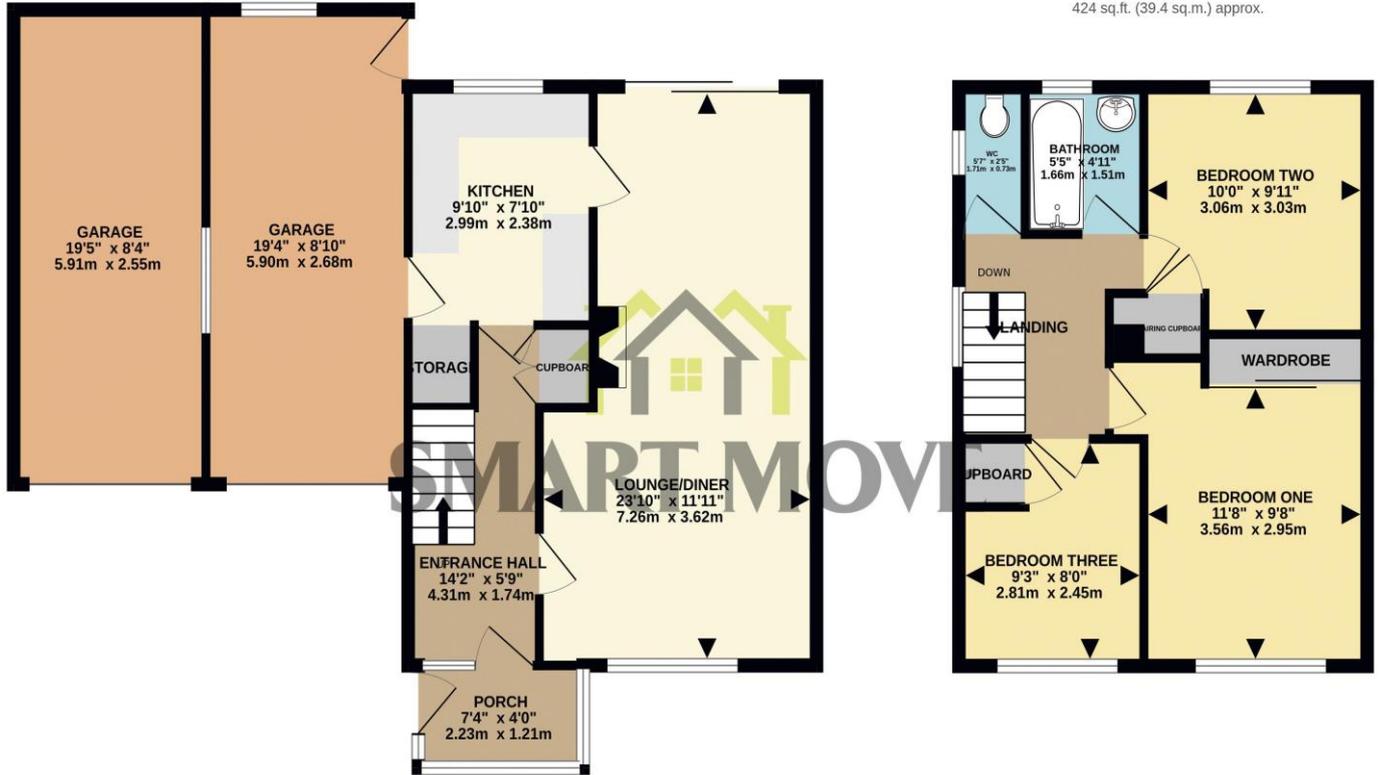
- \* Three Bedroom Semi Detached House
- \* Central Village Location
- \* Dual Aspect Lounge Diner
- \* First Floor Bathroom & WC
- \* UPVC Double Glazing & GCH (Back-Boiler)

- \* NO ONWARD CHAIN
- \* Potential for Extension (STPP)
- \* Separate Kitchen
- \* Driveway, Double Garage & Gardens to Front & Rear
- \* Freehold, Council Tax Band C & EPC tbc



GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.

1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 1212 sq.ft. (112.6 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.  
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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.