

# The Chimes, Tarleton



Asking Price **£220,000**



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Located towards the end of a peaceful cul-de-sac, just minutes walk to the heart of Tarleton village, lies this modern semi detached house which is flexible to be used as three or four bedrooms, making the layout suitable for several buyers needs. Internal inspection is by appointment via Smart Move, so contact our office now to enquire further, as homes such as this do not become available often.

The internal layout of the property spans approximately 957 sq ft and in brief includes: entrance hall, open plan lounge and dining room which has a bay window to the front and sliding patio doors to the rear of the property, inner hallway with staircase leading to the first floor, two piece ground floor WC, fitted kitchen with external access door to the rear garden, useful store room / utility room, ground floor fourth bedroom / study, first floor landing which has loft access and a built in airing cupboard, bedroom one has fitted wardrobes and a three piece en suite shower room off, bedrooms two and three are to the first floor also and the three piece family bathroom completes the accommodation.

To the front of the property there is off road parking for two cars on the driveway, next to which is a lawned front garden area and a path leading both to the front door, and also down the right-hand side of the property for easy access around to the rear. The main garden is located to the rear and boasts a paved patio area, established lawned garden and a further extended patio area at the end of the garden.

**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. This property is also located within walking distance of Hesketh Bank village, making additional shops such as Booths, Dominos, the Post Office, within easy reach.



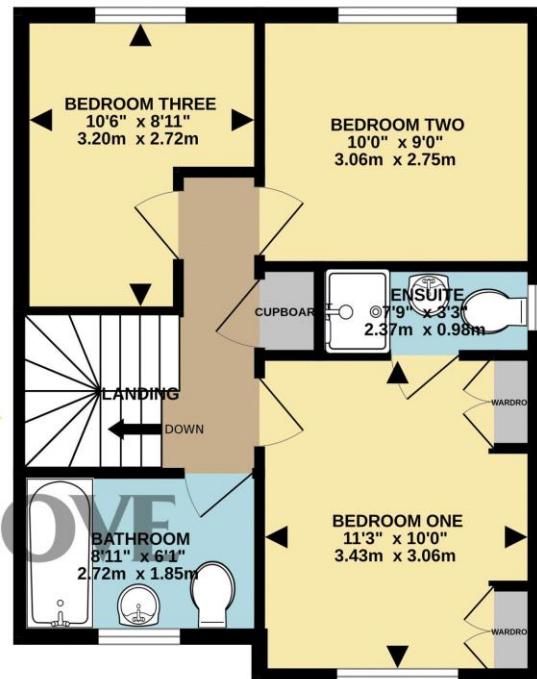
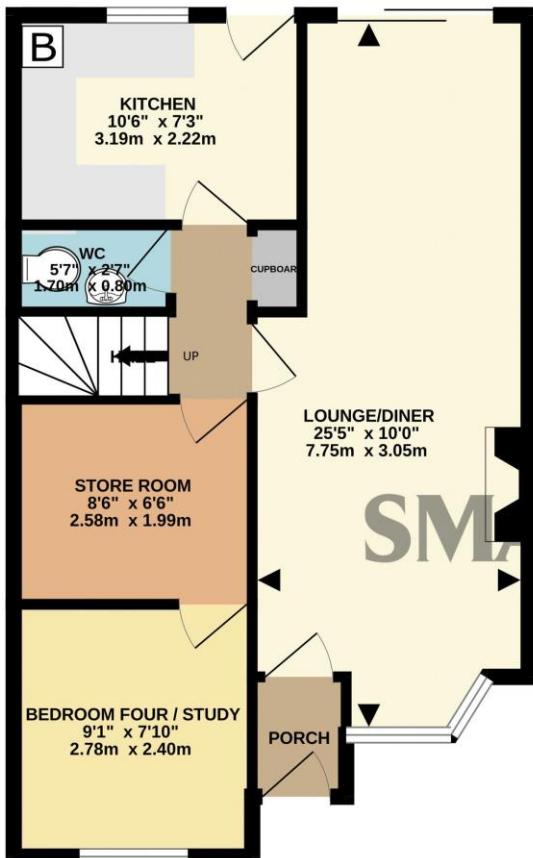
- \* Modern Semi Detached House
- \* Short Walk to Village Centre
- \* Open Plan Lounge & Dining Room
- \* Ground Floor Fourth Bedroom / Study
- \* Driveway for Two Cars plus Private Rear Garden

- \* Cul-de-Sac Location
- \* Flexible to be Three or Four Bedrooms
- \* Separate Fitted Kitchen & Ground Floor Store Room / Utility
- \* Ground Floor WC & First Floor En Suite & Bathroom
- \* Freehold, Council Tax Band C & EPC: D



GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



SMART MOVE

TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to insure 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65	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**



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.