

**Sutton Avenue,
Tarleton**


SMART MOVE



Asking Price £290,000



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During their time here, the current owners have made numerous upgrades and improvements to this traditional semi detached house, from new windows and central heating system and boiler, to upgrading the kitchen and bathroom, making this home ready for new owners to move straight in. The main things that viewers will love though is the amazing plot that the property occupies which is far larger than most homes nowadays have, as well as its close proximity to river-side country walks, making viewing in person strongly recommended.

The internal layout of the property in brief includes: entrance porch with open plan cloak area, inner hallway with staircase leading to the first floor, study / sitting room, lounge with bay window looking to the front of the property, open plan kitchen diner with views over the rear garden, utility area / rear porch with plumbing for a washing machine and a external access door to the rear garden, ground floor WC, first floor landing with loft access point and a built in store cupboard, three good sized bedrooms and the family bathroom completes the accommodation.

The plot the property occupies spans around 0.12 acres, meaning that there is ample off road parking to the front, as well as a larger than average rear garden of around 22.5m in length. Also to the front of the property there is a mature lawned garden area, in addition to the driveway, which can accommodate 4 + vehicles. To the left-hand side there is gated access around the property to the rear, where the main garden is located. The rear garden boasts a block paved patio area, expansive lawned garden, timber garden shed and well established planted borders with numerous plants, trees and shrubs.

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.



*** Spacious & Recently Modernised Semi Detached House**

*** Mature Rear Garden Approx. 22.5m in Length**

*** Potential for Extension (Subject to PP)**

*** Ground Floor WC & First Floor Family Bathroom**

*** Full New GCH System, Radiators & Boiler & New UPVC Windows (circa 2 Years Old)**



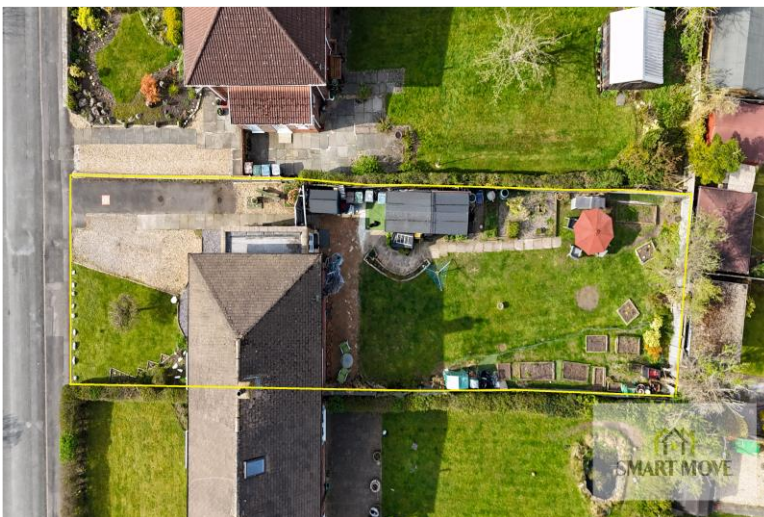
*** Plot of Around 0.12 Acres**

*** Short Stroll to River-Side Country Walks**

*** Formal Lounge, Dining Room / Office & Kitchen Diner**

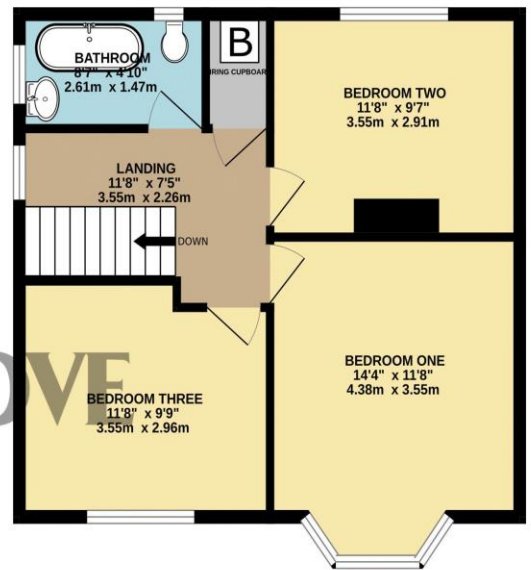
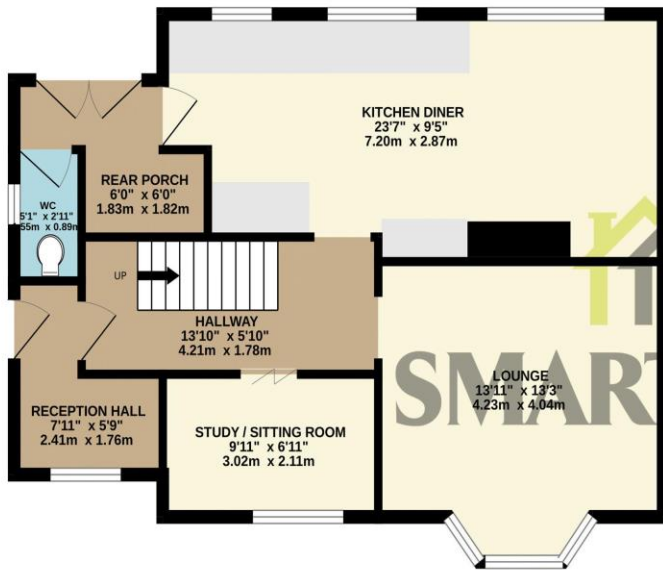
*** Driveway for 4+ Vehicles**

*** Freehold, EPC Rating C & Council Tax Band B**



GROUND FLOOR
623 sq.ft. (57.8 sq.m.) approx.

1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1130 sq.ft. (104.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	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.