

**Windgate Fold,  
Tarleton**

  
**SMART MOVE**



Asking Price **£330,000**

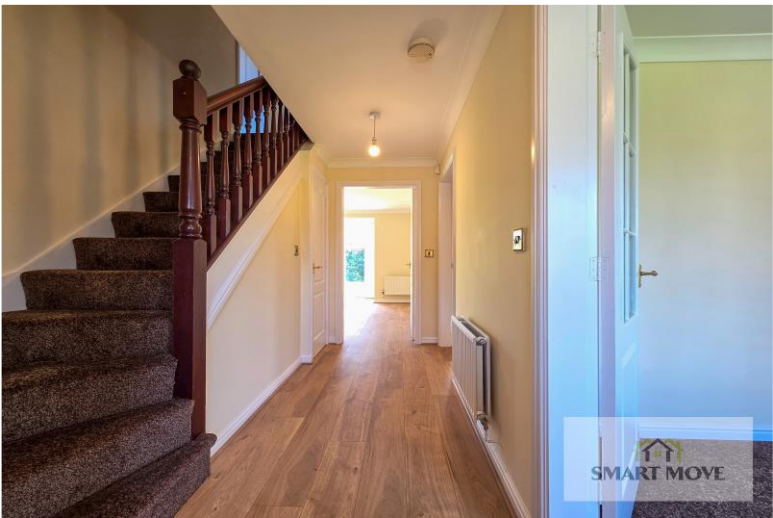


**01772 811899**

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

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





Smart Move are delighted to present to the market the opportunity to purchase this amazing four bedroom detached family home, located on a peaceful cul-de-sac within walking distance of Tarleton village centre. Available with benefit of NO ONWARD CHAIN and vacant possession, this well presented house has been owned by the same family for over 20 years, illustrating perfectly just what a great place to live it is. We therefore recommend booking to view in person, in order to fully appreciate all that it has to offer.

The internal layout of the property in brief includes: entrance hallway with staircase leading to the first floor and access to a built in under stairs storage cupboard, two piece ground floor WC, double doors to the dining room which has a bay window looking to the front of the property, spacious main lounge with French doors opening to the rear garden and a living flame gas fire, separate fitted kitchen diner boasting an excellent range of eye and base level wall units on three sides and with a external access door leading to the right-hand side of the property, first floor landing with loft access point via a pull-down ladder where the loft has been boarded to provide useful storage, bedroom one has a three piece en suite shower room off, bedroom two has a alcove storage cupboard, bedroom two has two built in double wardrobes, bedroom four and the three piece family bathroom completes the accommodation.

Off road parking is available to the front of the property, both on the double width driveway, as well as within the attached single garage, which is accessed through a up-and-over front door. Also in front of the property is a established lawned garden area and a paved path with gated access leading down the left-hand side of the property, for easy access around to the rear. The main garden is situated to the rear and offers a private outdoor entertaining space comprised of a extended paved patio area, mature lawned garden and well stocked established borders of shrubs, hedging and trees. There is also a fitted timber garden shed down the right-hand side of the property, proving useful storage.

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.





**\* NO ONWARD CHAIN**

**\* Lounge & Separate Dining Room**

**\* Ground Floor WC**

**\* Double Width Driveway, Single Garage & Gardens Front & Rear**

**\* Leasehold (999 Years from New) at £100 pa Ground Rent**

**\* Four Bedroom Detached Family Home**

**\* Kitchen Diner**

**\* First Floor Bathroom & En Suite Shower Room**

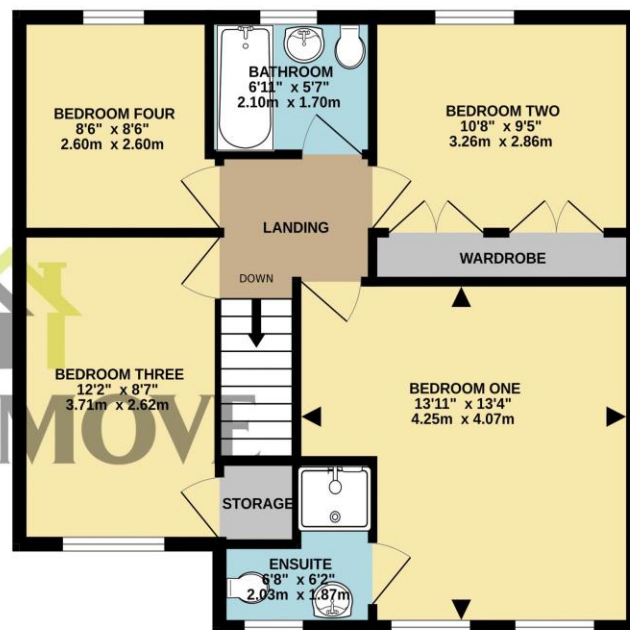
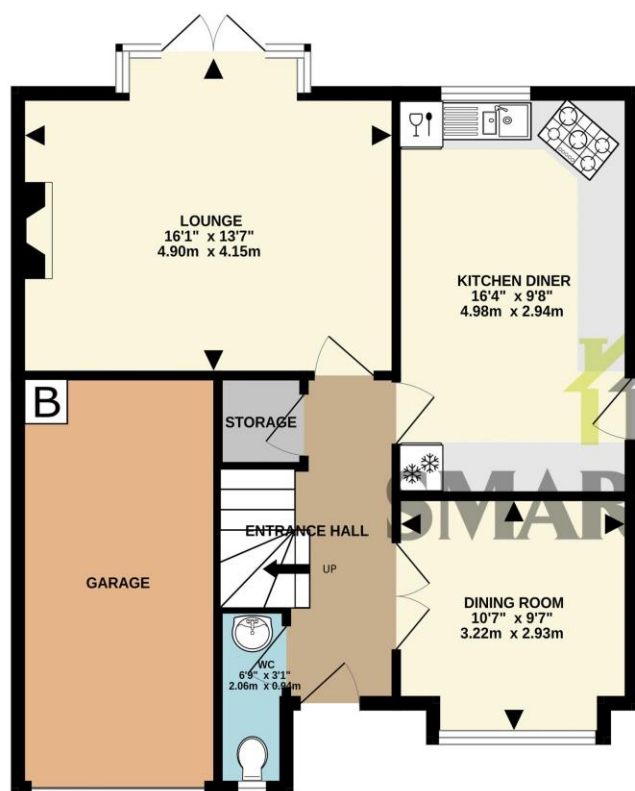
**\* Peaceful Cul-de-Sac Location**

**\* Council Tax Band D & EPC Rating to Follow**



GROUND FLOOR  
686 sq.ft. (63.8 sq.m.) approx.

1ST FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 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 – 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.