

**River View,
Tarleton**


SMART MOVE



Asking Price **£320,000**



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Smart Move are delighted to present for sale this spacious detached true bungalow on River View, which is available with benefit of NO ONWARD CHAIN. This well presented home is move-in-ready, yet also has potential for extension (subject to planning permission and necessary consents,) making it a property that can suit several buyers needs and well worth your time to go view in person.

The accommodation spans approximately 1,400 sq ft (including the attached garage) and includes: front porch with internal door leading to the central hallway which has three built in storage cupboards, lounge with feature fireplace and a open arch to the dining room, separate fitted kitchen with breakfast bar and external side access door, modern three piece fitted shower room, three double bedrooms and the garden room is located to the rear with sliding door opening out to the rear garden.

The plot the property occupies is one of the largest on the road and benefits from a pleasant outlook to the rear over a field. To the front of the property there is a mature landscaped garden area with feature trees and shrubs, next to which is the generous paved driveway, which can accommodate 4+ vehicles. Additional parking is also available within the attached two car garage, accessed through a up-and-over front door. The main garden is located to the rear and boasts an established lawned garden, paved patio area and well stocked planted flower beds bordering.

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.



*** Three Bedroom Detached True Bungalow**

*** Spacious Driveway plus Attached Two Car Garage**

*** Modern Shower Room**

*** Mature Gardens to the Front & Rear**

*** Viewing by Appointment**

*** NO ONWARD CHAIN**

*** Lounge, Dining Room, Kitchen & Garden Room**

*** Three Double Bedrooms**

*** Rear Garden is NOT Overlooked**

*** Freehold, Council Tax Band D & EPC Rating D**



GROUND FLOOR
1401 sq.ft. (130.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1401 sq.ft. (130.2 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.