

**Hesketh Lane,
Tarleton**


SMART MOVE



Asking Price **£350,000**



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Don't let first appearances fool you, as hiding behind the unassuming façade of this traditional detached home is a greatly extended family home spanning around 2,383 sq ft (excluding the detached workshop) making viewing in person highly recommended in order to fully appreciate all that it has to offer.

The floor area of this deceptively spacious home spans around 2,383 sq ft (excluding the detached workshop) and in brief includes: porch leading to the entrance hall which in turn leads to the open plan dining room, lounge, sitting room, L-shaped family room with French doors leading to the rear garden, inner hall with door leading to the ground floor shower room, kitchen, rear hall and the utility room complete the ground floor. To the first floor is a central landing, bedroom one has a dressing room and en suite bathroom off, bedroom two also has a open plan dressing room / lounge off, bedrooms three and four and the first floor family bathroom completes the accommodation.

Off road parking is available to the front of the property on the block paved in-and-out style driveway, in addition to the attached tandem garage, which has a up-and-over front door from the driveway as well as double doors to the rear garden. The main garden is located to the rear and boasts a generous paved patio area, established lawned garden, well stocked planted borders of trees and shrubs and a fenced perimeter. At the end of the garden is a detached workshop / garage with gravelled driveway / path leading to it.

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 only a short distance of all local amenities.



*** Extended Four Bedroom Detached Home**

*** Lounge, Sitting Room & Family Room**

*** Ground Floor Shower Room & First Floor Bathroom**

*** Bedroom Two also with Dressing Room**

*** Private Rear Garden with Detached Workshop**



*** Spacious Floor Area of Around 2,383 sq ft (Exc. Det. Workshop)**

*** Dining Room, Kitchen & Utility Room**

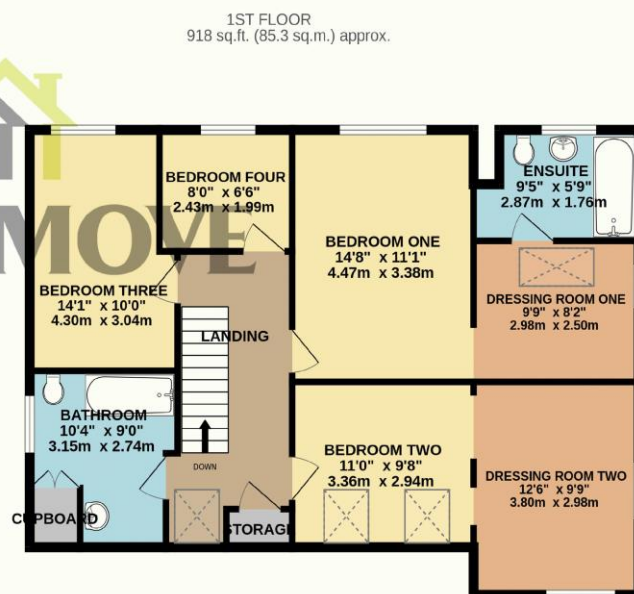
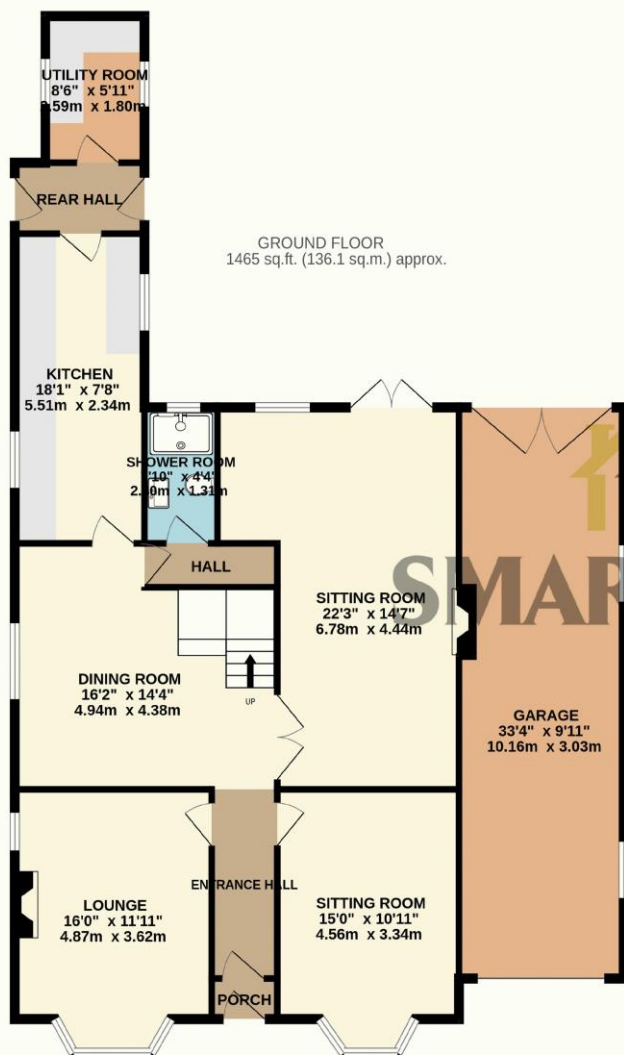
*** Bedroom One with Dressing Room & En Suite Bathroom**

*** In-and-Out Driveway & Attached Tandem Garage**

*** Freehold, Council Tax Band F & EPC Rating tbc**



WORKSHOP
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 2835 sq.ft. (263.4 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

PRSP 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.