

**The Mews, Carr Lane,
Tarleton**


SMART MOVE



Asking Price **£325,000**



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The Mews is a small exclusive development on just 8 houses, each individually designed and different to the next, with this four bedroom corner plot home being among one of the largest on the development, both in accommodation size and also plot size, making it one which you really must see in person in order to fully appreciate all that it has to offer. The property is available with benefit of NO ONWARD CHAIN and as it has just been decorated and benefitted from new carpets, it truly is move-in-ready, so contact Smart Move to enquire and book your viewing now, as a simple drive by will in no way do justice to all that this house has to offer.

The internal layout of the property in brief includes: spacious entrance hall with staircase to the first floor and a built in storage cupboard beneath, two piece ground floor WC, lounge with feature fireplace, dining room, garden room with double doors opening out to the rear garden, generous kitchen boasting a comprehensive range of fitted eye and base level wall unit, utility / laundry room with external door to the rear garden, first floor landing with built in storage cupboard, bedroom one has wardrobes and a three piece en suite shower room off, three further good sized bedrooms and the first floor family bathroom completes the accommodation.

To the front of the property is visitors parking space and a landscaped front garden area with paved path leading to the front entrance door. The rear garden is one of the largest on the development as it wraps around two sides of the property and boasts a paved patio area, mature lawn and established shrubs and trees bordering. Off road parking is available to the rear where there is a double garage, which has light and power, as well as a rear door to the property's garden and has space in front also. There is also a small communal courtyard garden within the centre of The Mews, which is free for all residents to use and is maintained.

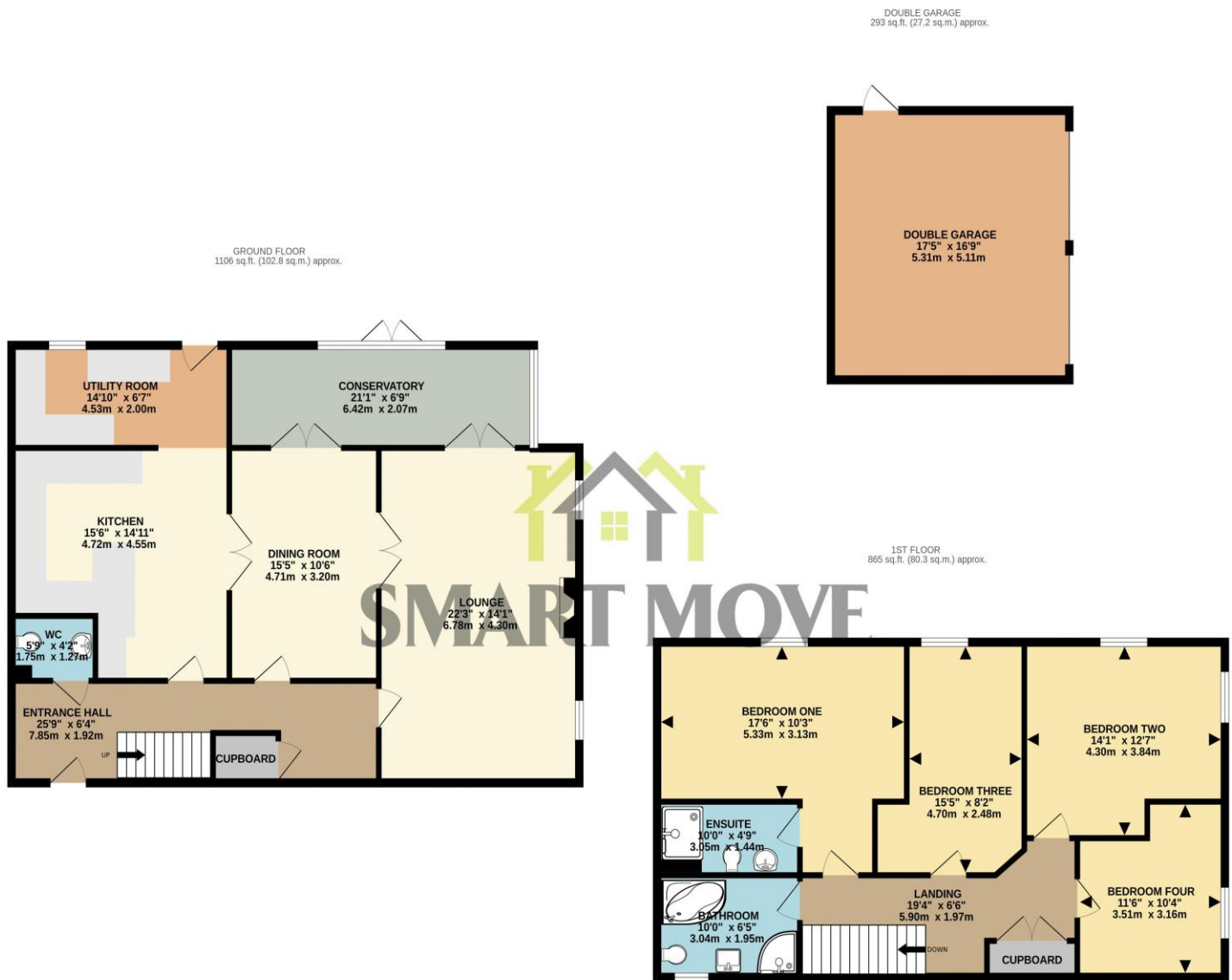
About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds 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.



- * Deceptively Spacious Four Bedroom House**
- * Private Enclosed Garden plus Communal Courtyard Garden**
- * Lounge, Dining Room & Garden Room**
- * Ground Floor WC & First Floor En Suite & Bathroom**
- * No Onward Chain & Vacant Possession**

- * Floor Area circa 2,264 sq ft (Including Double Garage)**
- * Double Garage for Off Road Parking**
- * Kitchen with Utility / Laundry Room**
- * Short Walk to the Village Centre**
- * Council Tax Band E & EPC Rating C**





TOTAL FLOOR AREA : 2264 sq.ft. (210.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Smart Move – Tarleton
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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.