

**The Mews, Carr Lane,  
Tarleton**

  
**SMART MOVE**



Asking Price **£369,000**



**01772 811899**

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



Built on a scale rarely seen today (such as boasting a 29ft lounge,) this deceptively spacious abode is available with benefit of no onward chain and views over open greenbelt land on Carr Lane, making internal inspection a must. The Mews is a popular and exclusive development not far from the center of Tarleton Village, where each property is different to the next, making viewing essential as a mere drive-by shall in no way do justice to what lies within.

The generously proportioned accommodation spans around 2,278 sq ft (including the garage,) and includes: entrance hall with staircase to the first floor, ground floor WC, dual aspect lounge with windows and external doors at either end and a feature fireplace, separate fitted kitchen with breakfast bar seating area and the ground floor fourth bedroom with fitted shower and hand wash basin, which could also be utilised as an additional reception room or home office. To the first floor is a central landing with storage cupboard, bedroom one with en suite shower room off, two further double bedrooms and the first floor family room complete the accommodation.

The property is located within The Mews development, accessed off Carr Lane. Off road parking is accessed by entering The Mews, where this property has a double garage detached from the house. The garage also benefits from light and power, as well as rafter storage and a side access door. There are also maintained communal gardens within the development and this property has a private courtyard garden, which has a gated access point directly onto Carr Lane, as well as a further gated access to the entrance of The Mews. The garden is low maintenance and offers a generous paved outdoor space with enclosed perimeter and a sunny aspect.

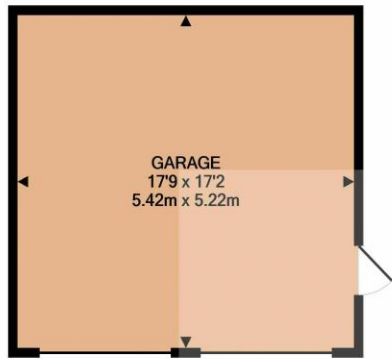
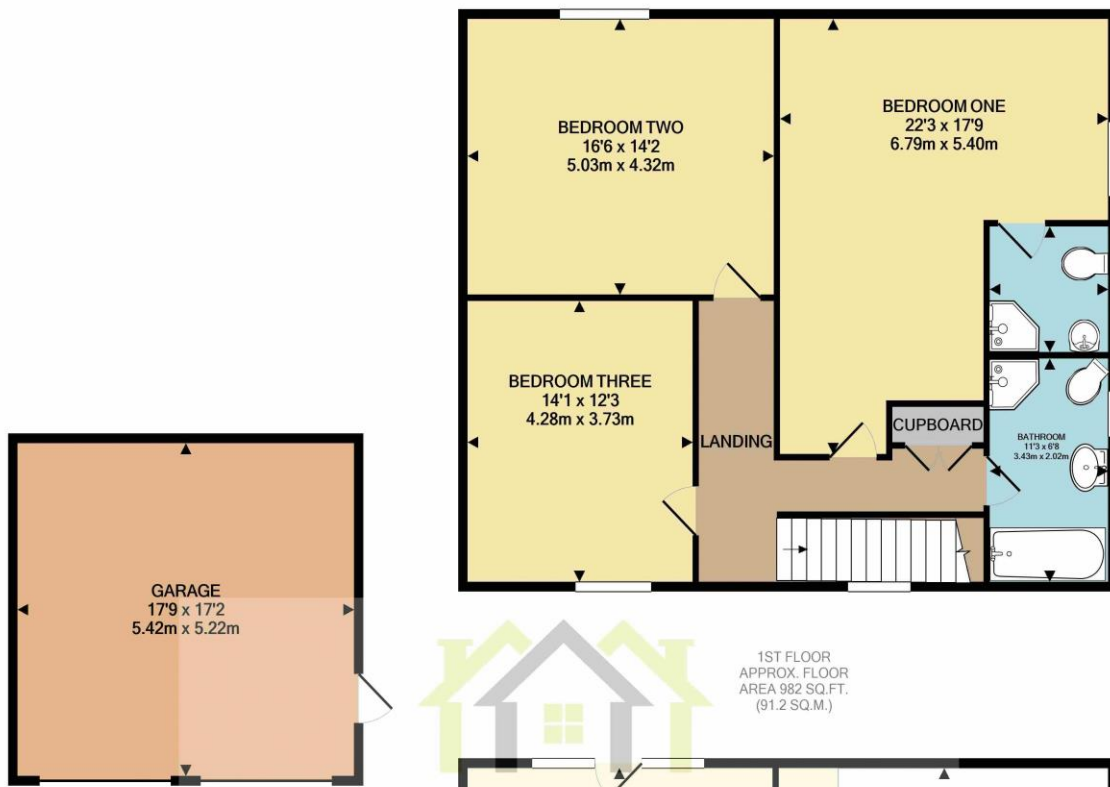
About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds 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 and Spar, making this property within a "stones throw" of all local amenities.



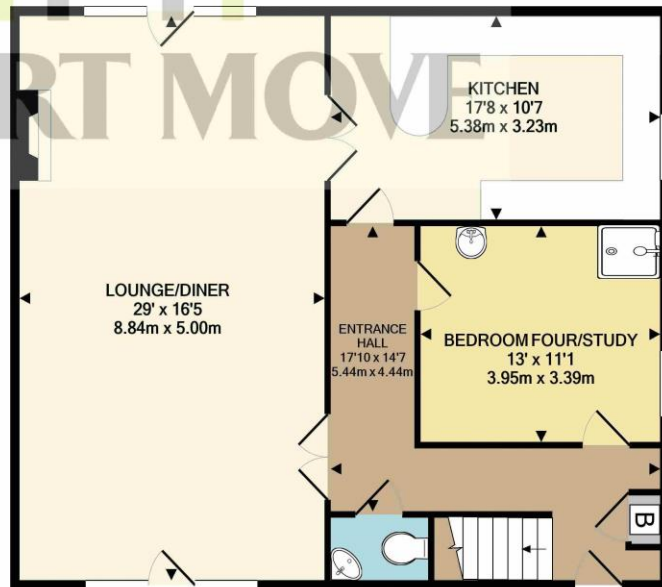
- \* Deceptively Spacious Mews House
- \* No Onward Chain & Vacant Possession
- \* Separate Breakfast Kitchen
- \* Ground Floor Fourth Bedroom / Dining Room
- \* Private Courtyard Garden, Detached Double Garage & Communal Gardens

- \* Floor Area circa 2,278 sq ft (Including Garage)
- \* Dual Aspect 29ft Lounge Diner
- \* Three Double Bedrooms to First Floor
- \* Ground Floor WC & First Floor En Suite & Bathroom
- \* DG, GCH & EPC Rating of C





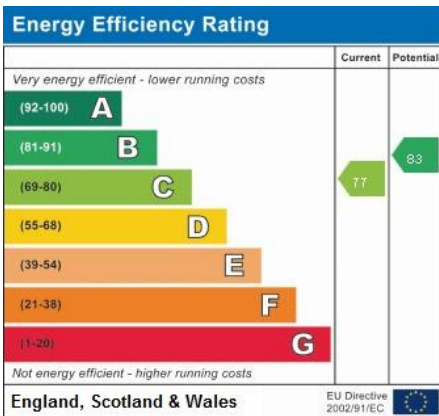
DETACHED GARAGE  
APPROX. FLOOR  
AREA 312 SQ.FT.  
(29.0 SQ.M.)



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 984 SQ.FT.  
(91.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2278 SQ.FT. (211.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2022



Address:  
The Mews, Carr Ferry, 96th Ave

rightmove



**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.