

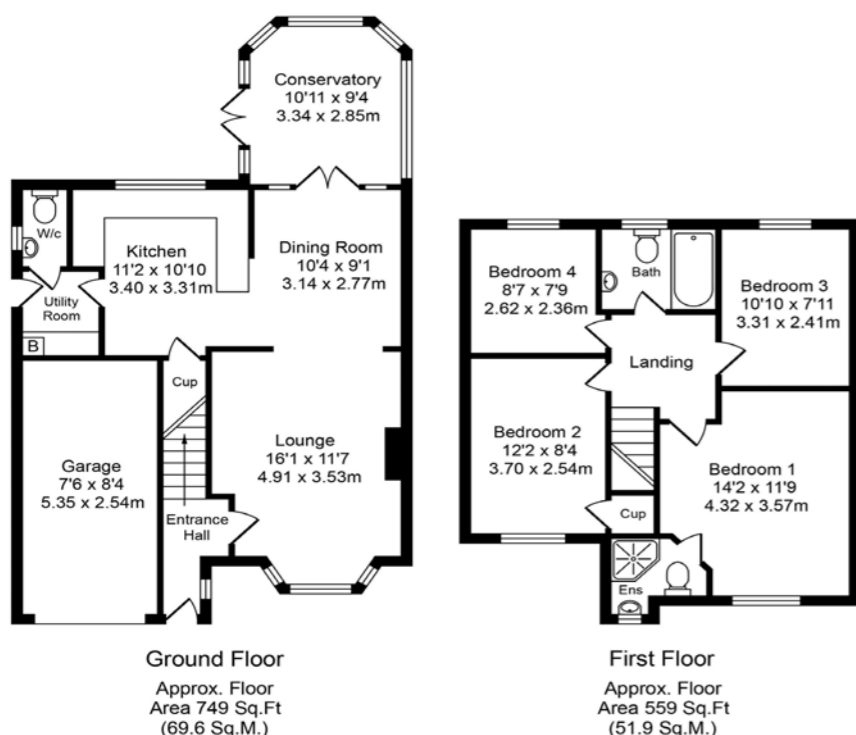


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Southport: 01704 778668
Chorley: 01257 241173
Ormskirk: 01695 570102

Total Approx. Floor Area 1308 Sq.ft. (121.5 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: Leasehold
Council Tax band: D

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are delighted to present this impressive four-bedroom detached executive family home for sale, located along the picturesque Meadoway in the heart of Tarleton, West Lancs.

This impressive property offers a harmonious blend of style, space, and modern living, making it an ideal residence for families or professionals seeking a high-quality home in a desirable location. The property is surrounded by well-maintained gardens to both the front and rear, and its prime location provides easy access to excellent schools, local shops, and essential amenities, making everyday living both convenient and enjoyable.

Tarleton is a highly sought-after area, known for its welcoming community and charming rural surroundings. The property is ideally situated, offering easy access to major road networks, including the A59 and M6, providing seamless connections to nearby towns and cities such as Preston, Southport, and Liverpool. The village itself boasts a range of local amenities, including well-regarded primary and secondary schools, boutique shops, cafes, and restaurants, making it a popular choice for families and professionals alike.

The exterior of this attractive home is both inviting and well-presented, with a spacious driveway leading to an integrated garage, providing ample off-road parking. The front garden is meticulously maintained, enhancing the property's curb appeal. The approach to the house is further complemented by the property's charming façade, which combines modern design elements with classic architectural features, making it a standout residence on Meadoway.

Upon entering the ground floor, you are welcomed into a spacious bay-fronted main living room, which serves as the perfect setting for relaxation or entertaining. The room is centred around an ornate feature fireplace, adding a touch of elegance and warmth. This inviting space seamlessly extends into an open-plan family dining kitchen, which is truly the heart of the home. The kitchen is equipped with an array of wall, base, and tower units, featuring integrated appliances and stylish contrasting work surfaces, as well as a feature breakfast bar. This central hub is ideal for family meals and social gatherings. Adjacent to the kitchen is a practical utility room, providing additional storage and laundry facilities. A rear garden room conservatory, flooded with natural light, overlooks the established rear garden, offering a tranquil space to relax and enjoy the outdoor views.

The first floor of this beautiful home boasts four well-proportioned family bedrooms, three of which are generous doubles, all tastefully decorated in a modern style. The main bedroom benefits from en-suite bathroom facilities, providing a private retreat for the homeowners. The remaining bedrooms are serviced by a contemporary family bathroom, which includes a bath with an overhead shower, WC, and wash hand basin, ensuring convenience and comfort for the entire family.

Externally, the property features a private and well-tended rear garden, providing a peaceful outdoor space for relaxation and entertainment. The garden is bordered by a variety of established trees, plants, and shrubs, surrounding a central lawn that is perfect for children to play on. An ample patio terrace offers an ideal setting for outdoor gatherings, from summer barbecues to quiet evenings enjoying the serene surroundings.





KEY FEATURES

- Modern Detached Property
- Four Good Sized Bedrooms with Ensuite to Largest
- Circa 1308 Square Feet
- Spacious Lounge
- Dining Kitchen
- Conservatory
- Private Rear Garden
- Ample Driveway Parking
- Garage
- Popular Village Location







