



Stop Lock Court, Tarleton, Preston

Offers Over £214,950

Ben Rose Estate Agents are delighted to introduce to the market this well-presented three-bedroom semi-detached property, located in the highly desirable area of Tarleton. Perfect for a couple or small family, this home boasts a spacious rear garden and well-proportioned rooms. Situated conveniently between Preston and Southport, residents can enjoy easy access to superb local schools, shops, and amenities, with picturesque walks along the nearby River Douglas. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

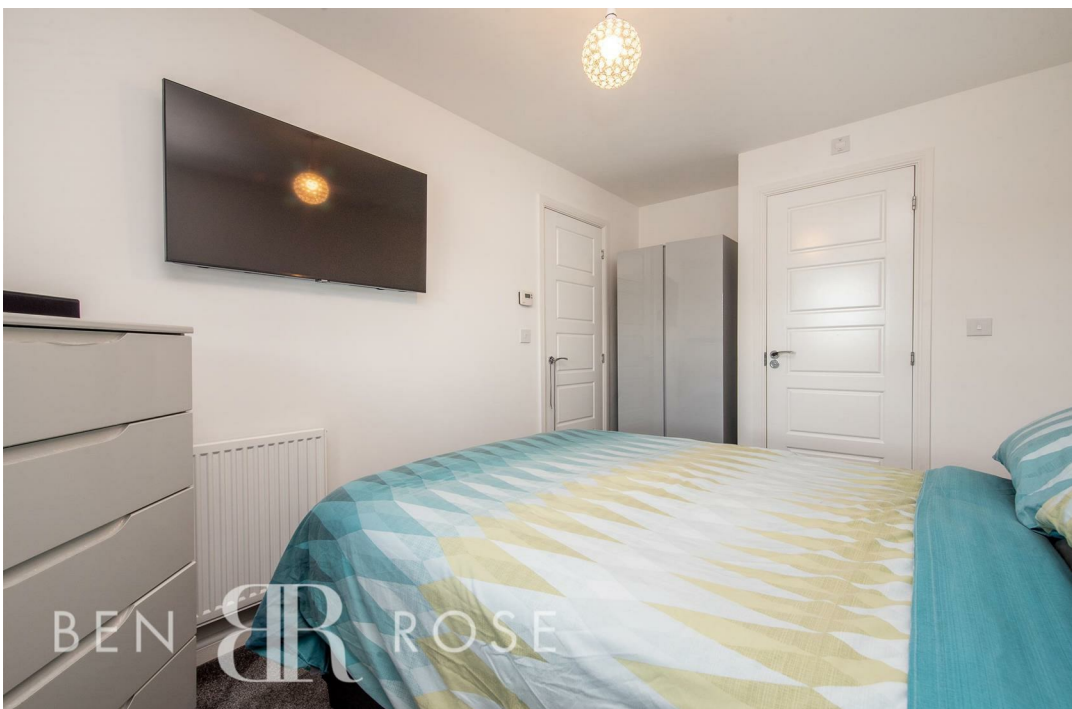
Internally, the property features a welcoming entrance hallway, providing access to all ground floor rooms and housing the stairs to the upper level. On the left side of the hallway, you will first encounter the modern kitchen, equipped with an integrated oven and hob, along with additional space for freestanding appliances. Continuing through, you'll find the spacious lounge/diner at the rear of the property, offering ample space for a sofa suite and family dining table. Access to the understairs storage is available here, as well as access to the garden through double patio doors. A convenient storage room and WC located off the entrance hallway complete the ground floor layout.

Moving upstairs, you will find three well-proportioned bedrooms, two of which are doubles, with the master bedroom benefiting from an ensuite shower room. Additional storage can be found on the landing, and the three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, the front of the property boasts a private driveway with off-road parking for two vehicles. To the rear is a generously sized garden with a laid lawn and paved patio area, perfect for entertaining and relaxing.







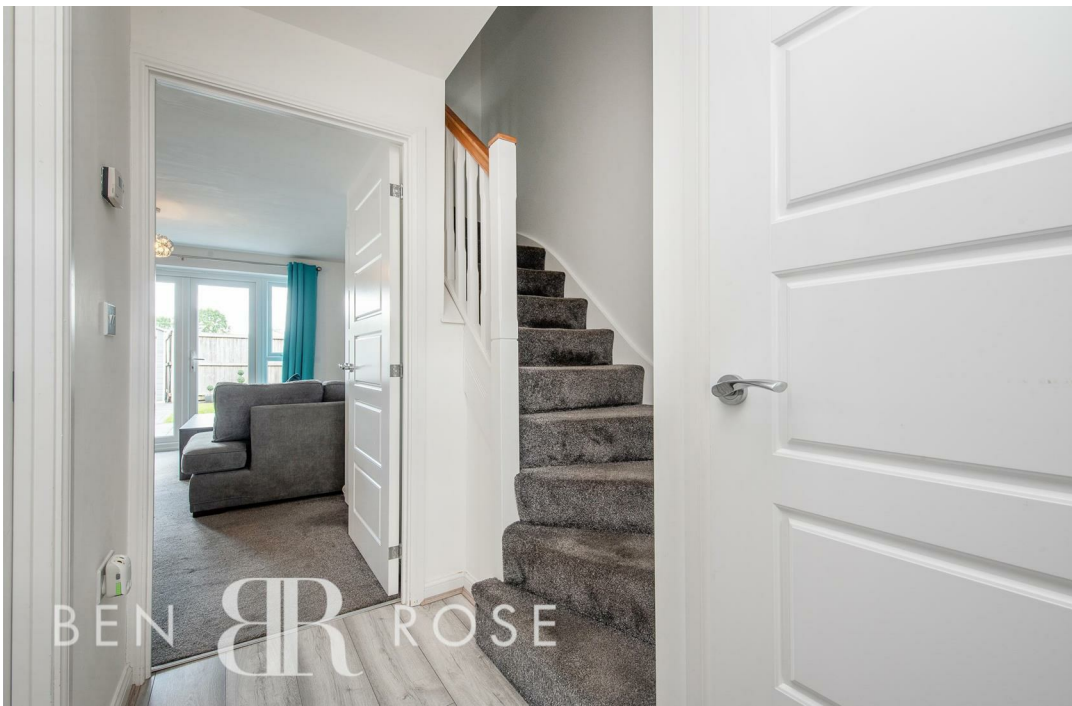




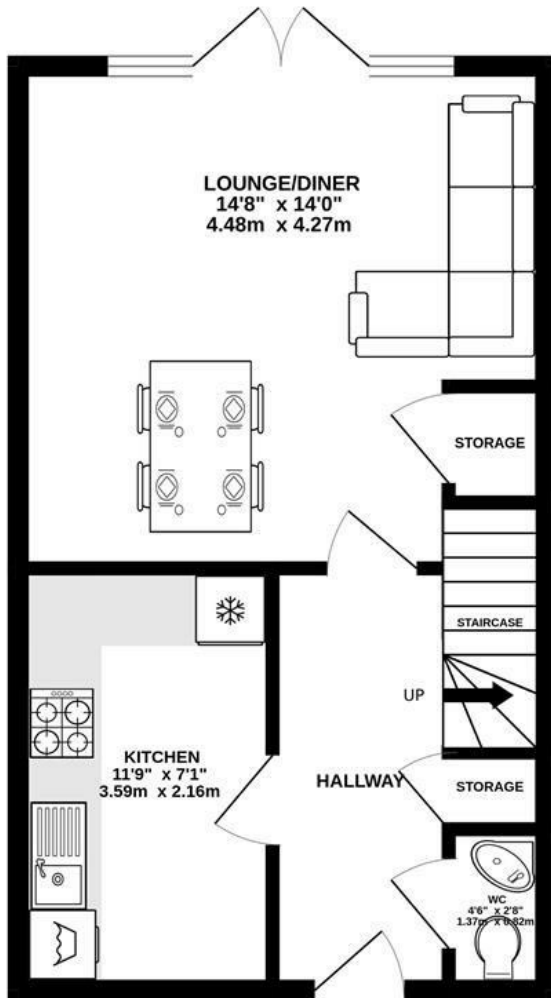
BEN & ROSE



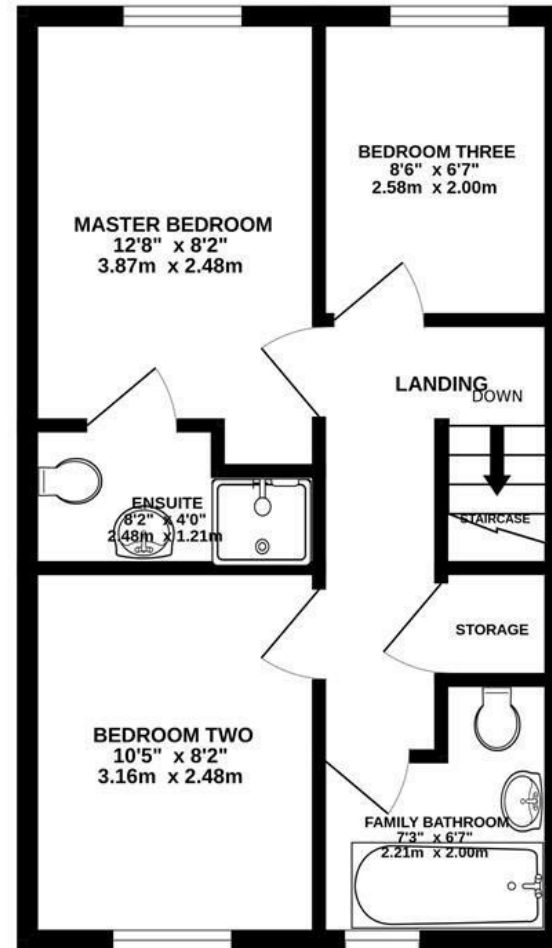
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GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



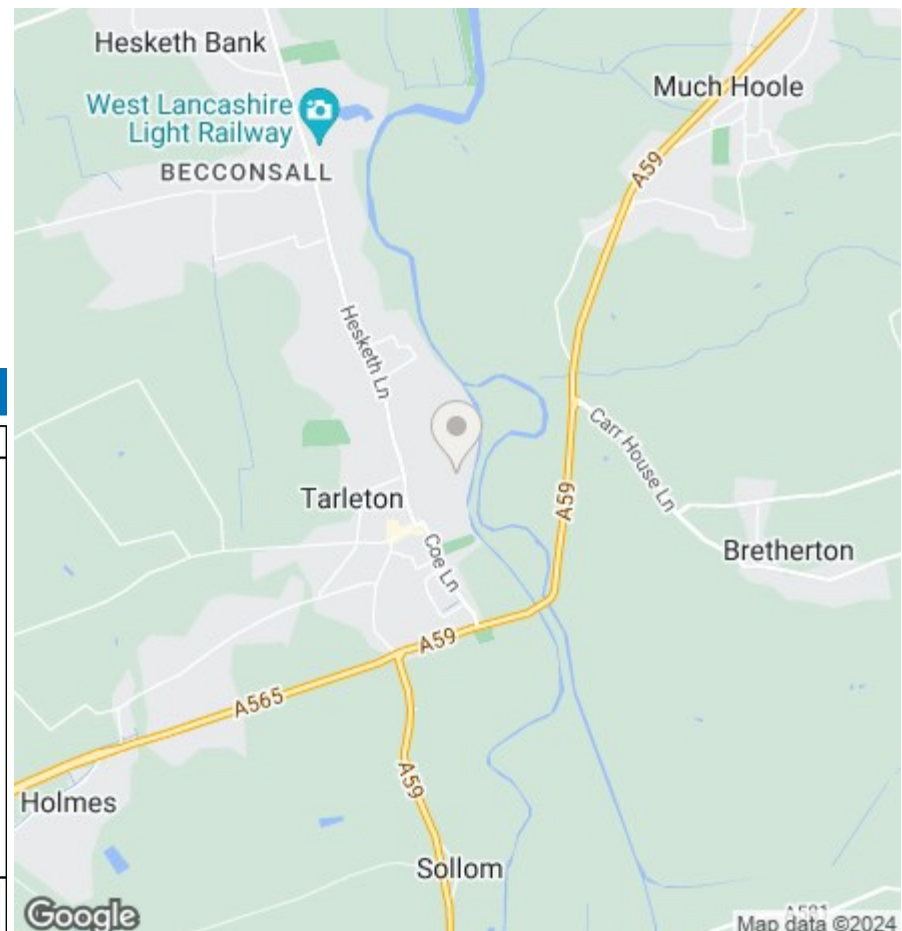
1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	