



## Church View, Tarleton, Preston

**Offers Over £119,950**

Ben Rose Estate Agents are delighted to present this OVER 55 SCHEME, charming two-bedroom, first-floor apartment to the market, offered with NO CHAIN DELAY. Ideally located on a quiet and pleasant cul-de-sac in the highly sought-after village of Tarleton, Preston. It offers excellent travel links to nearby towns such as Preston and Southport, while also being within close proximity to Tarleton's shops, pubs, and renowned schools. It boasts excellent travel links to nearby Preston and Southport, while also being within close proximity to Tarleton's shops, pubs, and renowned schools.

Stepping into the property, you will find yourself in the entrance hallway, which includes storage space for coats and other items. A staircase leads up to the main living area.

Upon reaching the landing, you gain access to all rooms. To the left, you'll enter the spacious lounge/diner, which offers ample space for a sofa suite and a dining table if desired. A large window overlooks the front of the property, filling the room with natural light. Double doors connect the lounge/diner to the kitchen, which features modern wall and base units along with ample space for freestanding appliances.

Continuing through the home, you will find two well-proportioned bedrooms and a three-piece bathroom, complete with an over-the-bath shower.

Externally, the property features a communal garden at the rear, consisting of a well-maintained lawn.

Viewing at earliest convenience is highly recommended to avoid any potential disappointment.



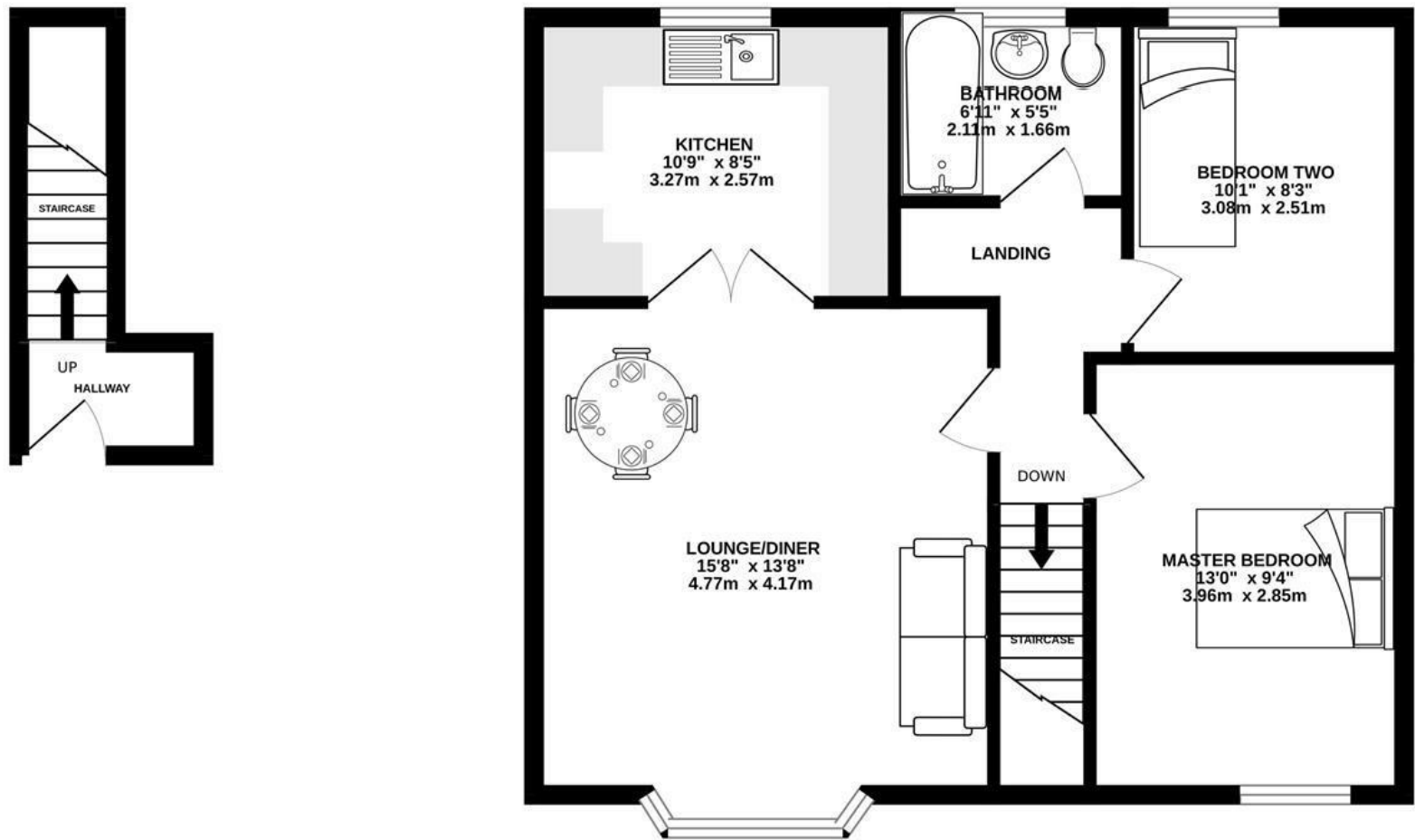




# BEN ROSE

GROUND FLOOR  
46 sq.ft. (4.3 sq.m.) approx.


FIRST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	80
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 