



Church Road, Tarleton, Preston

Offers Over £189,950

Ben Rose Estate Agents are pleased to present to market this two-bedroom, semi-detached home located in the sought-after village of Tarleton, Lancashire. Offered with NO ONWARD CHAIN, this charming property presents a fantastic opportunity for those looking for a renovation project or a blank canvas to truly make their own. Positioned within a peaceful residential setting, the home benefits from a close-knit village atmosphere while still offering convenient access to a wide range of amenities. Tarleton itself boasts a selection of local shops, cafes, and well-regarded schools, with nearby towns such as Southport, Preston, and Ormskirk easily accessible by car. Excellent transport links are also within reach, with regular bus services operating through the village, and the M6 and M65 motorways just a short drive away—ideal for commuters.

As you step inside, you're welcomed into a spacious open-plan lounge and dining area that stretches to the kitchen. This generous living space is flooded with natural light and features a central fireplace, providing a warm focal point. Just beyond lies the kitchen/diner, offering ample potential for modernisation. With space for both cabinetry and dining, it's the perfect place to create a stylish and functional heart of the home. Completing the ground floor is a well-proportioned three-piece family bathroom, ready for personalisation to suit individual taste and style.

Moving upstairs, the first floor hosts two well-sized bedrooms. The main bedroom is bright and roomy, while the second bedroom enjoys lovely views over the rear garden and surrounding greenery, adding a tranquil touch to the space. With both rooms offering great potential for modern décor and layout reconfiguration, this floor provides the ideal foundation for a comfortable and stylish living arrangement.

Externally, the property offers off-road parking for one car on the private driveway, accompanied by a front lawn that enhances its kerb appeal. To the rear, a secluded garden with a lawn and patio area offers a quiet retreat with plenty of scope for landscaping or entertaining space. The property also benefits from previously having plans passed for an extension.

Whether you're an investor, first-time buyer or someone looking for a home you can truly personalise, this property represents an exciting opportunity in a desirable village location.







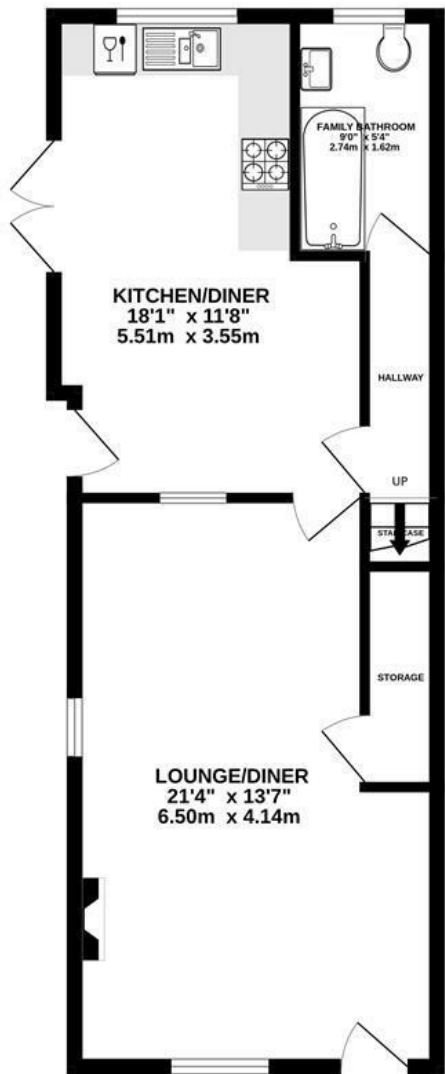




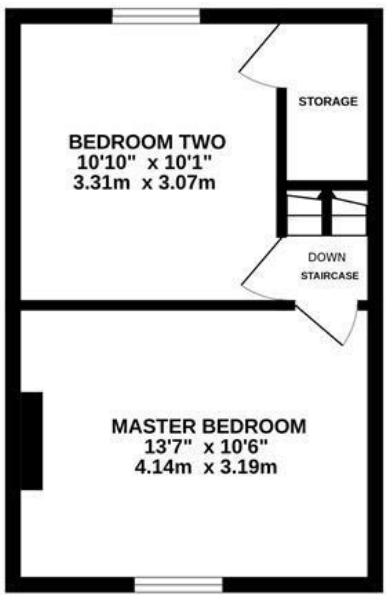


BEN ROSE

GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

