



31 Hesketh Lane, Tarleton

Preston

£250,000



31 Hesketh Lane

Tarleton, Preston

Charming 3-bed semi-detached home in sought-after Tarleton village. Ideal for immediate occupancy or future updates. No chain. Close to amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating:

- ****NO CHAIN****
- Project Property To Add Value
- Three Bedroom
- Period Property
- Out buildings
- Two Reception Rooms
- Buyers Information Pack

**Porch**

Tile floor.

Hallway

Wooden floor.

Kitchen

Good range of eye and low-level units, single stainless steel sink, integrated electric oven and electric hob, space for fridge freezer. Pantry/understairs storage. Window and door to side.

Reception Room

Electric fire, Window to rear and side. Doors through to the second reception room.

Living Room

Multi-fuel burner fire. Window to front.

First Floor Landing

Storage cupboard, loft access.

Bathroom

Three-piece suite comprising a walk-in shower (electric), pedestal wash hand basin, low-level WC: part tiled walls and a window to the side.

Bedroom One

Wooden floor, two windows to the front.

Bedroom Two

Wooden floor, window to rear.

Bedroom Three

Window to rear and side.

Utility/Out House

External out house, space for washing machine, and a single sink.

Outside WC

External out building, low level wc.



FRONT GARDEN

Patio to front with flower beds. Drive to side.

REAR GARDEN

Outbuildings- wc and store room, coal shed, pathway and lawned garden with established borders.

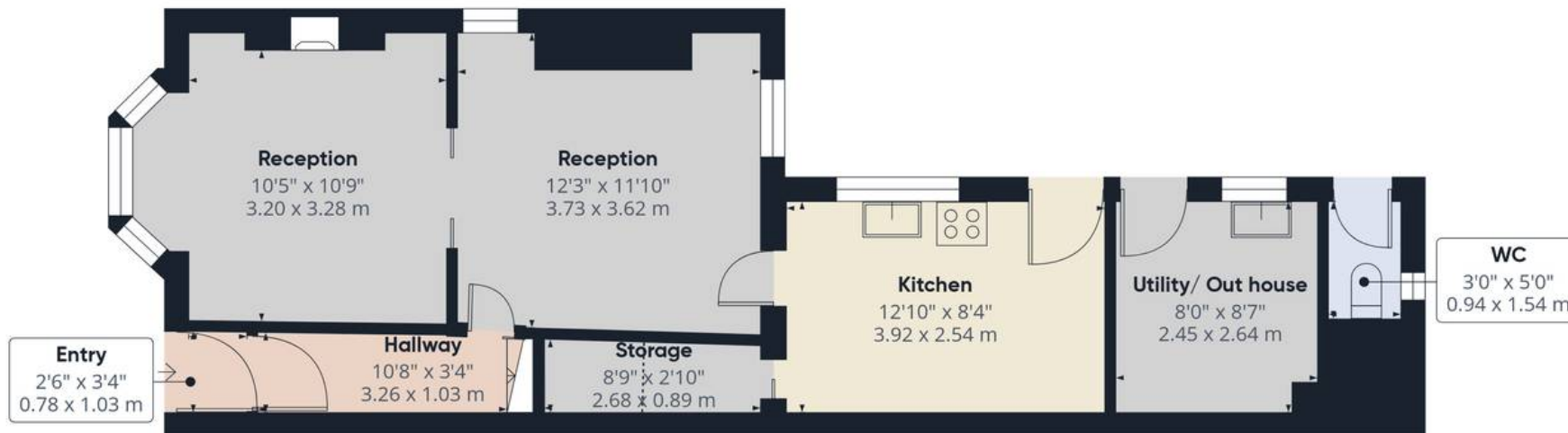
DRIVEWAY

2 Parking Spaces

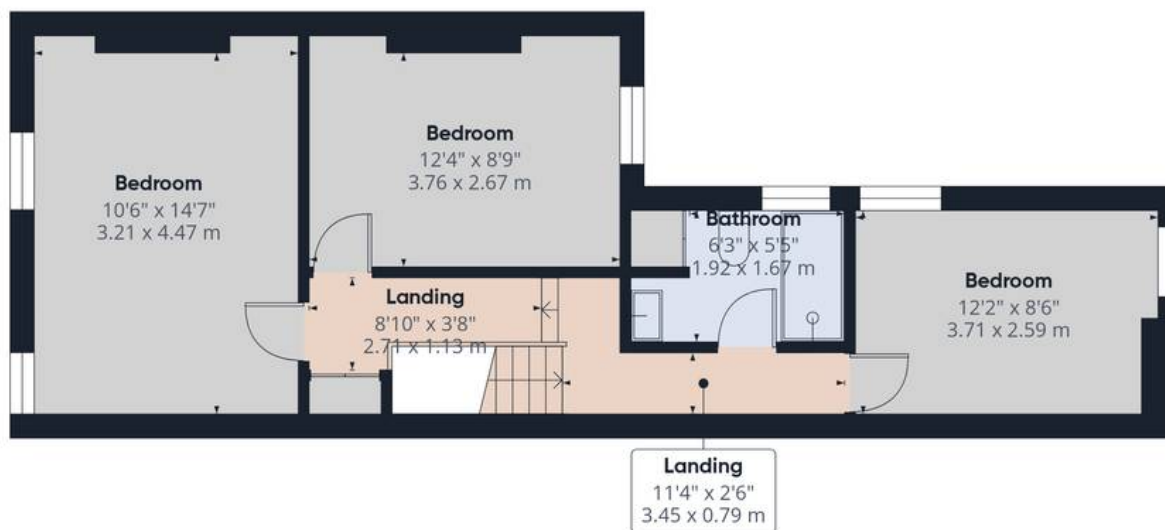
Multi-vehicle drive.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1028 ft²

95.5 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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