

**FOR SALE**

83, Brick Kiln Way, Tarleton, PR4 6FP

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



83, Brick Kiln Way, Tarleton, PR4 6FP

*Modern Three-Storey End Town House with open views to front*

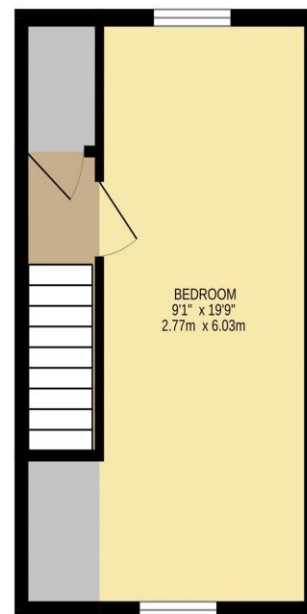
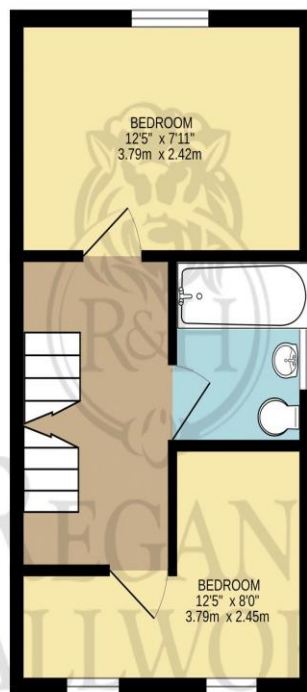
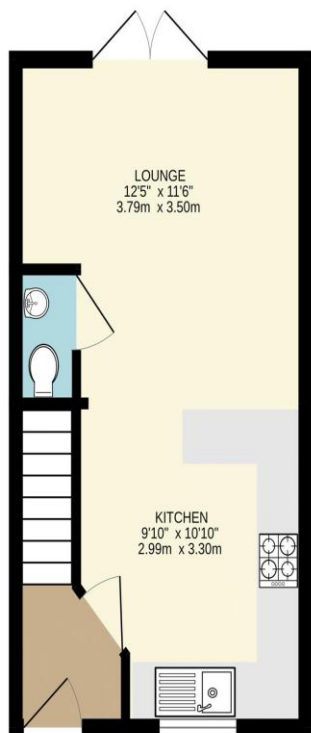


- Three storey end town house
- Ground floor WC & 1st floor bathroom
- Lovely open aspects to front
- Stylish open plan design
- Three good-sized bedrooms
- Pretty landscaped west facing garden
- Driveway for off road parking
- 800 SQ.FT. / Freehold / No chain

This modern three-storey end town house is quietly positioned on a sought-after village development, just a short stroll from excellent local amenities including a Booths supermarket, while also enjoying the rare advantage of open views to the front. Built in 2022 and still covered by the remaining NHBC guarantee, this contemporary home offers the perfect blend of style and comfort. Designed with modern living in mind, the property features a stylish open plan design, is freehold, has driveway parking, and holds an impressive EPC rating of B. Stylish Open-Plan Living: The ground floor is centred around a sleek, fully fitted kitchen flowing into a spacious lounge. With direct access to the beautifully landscaped west-facing garden, the home is ideal for both everyday living and entertaining. The garden itself has been thoughtfully designed for relaxation and takes full advantage of the afternoon and evening sun. A practical ground floor WC completes this level. Flexible Layout: The first floor provides two well-proportioned bedrooms alongside a modern family bathroom, offering versatile space for children, guests, or a home office. A Private Retreat: The second floor is dedicated to a superb master suite. Enjoying dual aspects and far-reaching views, this bedroom offers both privacy and tranquillity, making it a true sanctuary. The development is situated within a quiet rural community between the seaside town of Southport and the bustling town of Preston. Benefitting from miles of open countryside and the nature-rich Ribble and Alt Estuaries right on its doorstep, the rural location has beauty, nature reserves and employment opportunities right on the doorstep. The area has good primary and secondary schools, recreation grounds and even a light railway. If you're looking for peace and tranquillity in your new home this could be the perfect place.







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TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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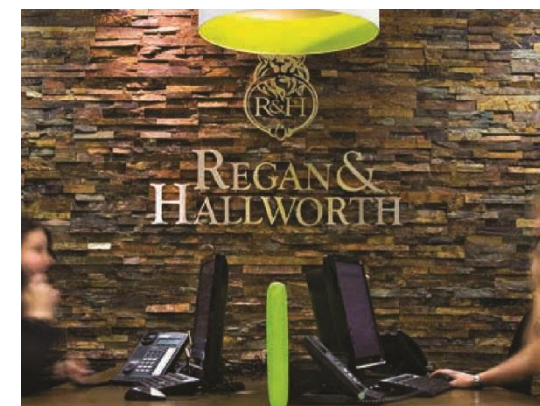
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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