



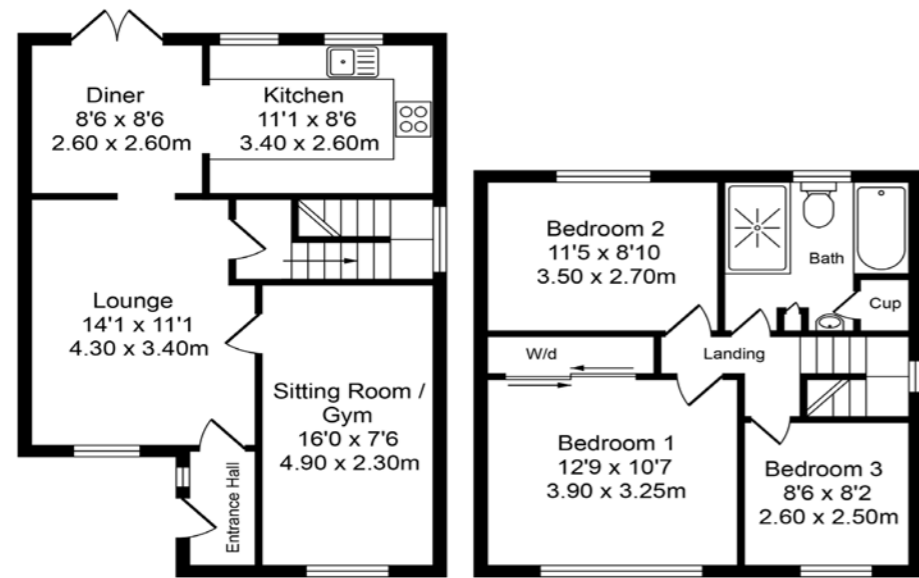
Ormskirk: 01695 570102  
arnoldandphillips.com

Southport: 01704 778668  
Chorley: 01257 241173

**ARNOLD & PHILLIPS**  
ESTATE AGENTS

### Total Approx. Floor Area 1003 Sq.ft. (93.3 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



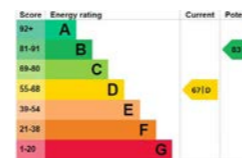
**Ground Floor**  
Approx. Floor Area 542 Sq.Ft (50.4 Sq.M.)

**First Floor**  
Approx. Floor Area 461 Sq.Ft (42.9 Sq.M.)



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.  
Tenure: Freehold  
Council Tax Band: D  
Details Prepared 27/04/23

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



**THE LUXURY PROPERTY SPECIALISTS**

**River View, Tarleton**  
**Offers Over £289,995**





Arnold & Phillips are delighted to bring to the market this beautifully presented three-bedroom detached property, located along the popular River View development in Tarleton, West Lincs and positioned comfortably in a quiet cul de sac. Conveniently positioned close to Tarleton Village and its many popular amenities, shops and highly regarded local schools, this flexible property is also ideally situated for transport and commuter links, with both Preston, Ormskirk and Southport all close at hand and accessed by the established major road networks nearby. This attractive home has also been granted planning permission for an extension to the property.

Access is granted via the modern front entrance, with one received into a spacious and naturally lit entrance hallway complete with wooden effect flooring. To the front of the property is the modern lounge, which is of excellent proportions and has been neutrally decorated and centred around a contemporary fireplace with multi fuel burning stove. This comfortable living space flows through to the adjoining kitchen and dining area, which is of excellent proportions and finished with a selection of attractive wall and base units, stylish complimentary worksurfaces and integrated appliances consisting of oven, hob, extractor fan, fridge and freezer. This attractive room benefits from French doors which open out onto the rear garden beyond. To the front of the home adjacent to the lounge is a second reception room, currently being used as a gym, but is very flexible and could be utilised as a home office, playroom, snug or guest bedroom.

To the first floor there are three well-proportioned double bedrooms. The property is well served by a stunning four-piece family bathroom in classic white and comprises of large walk-in shower enclosure, hand wash basin, W/C, bath, designer radiator and modern tiling.

Externally to the front of the property there is a laid to lawn garden with plant and shrubs and ample off-road parking for multiple vehicles. To the rear there is a good-sized south facing garden with paved patio and seating areas, perfect for dining alfresco and entertaining. With tasteful décor and superb attention to detail and finish throughout, this attractive family home needs to be viewed to fully appreciate all that is on offer.







#### KEY FEATURES

- Attractive Detached Home
- Three Good Sized Bedrooms
- Circa 1003 Square Feet
- Two Reception Rooms
- Modern/Kitchen Dining Room
- Beautiful Family Bathroom
- South Facing Garden
- Driveway Parking
- Great Location
- Close to Amenities





