

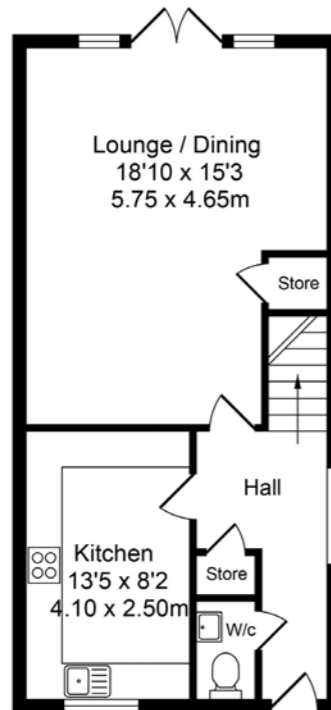


Chorley: 01257 241173
Ormskirk: 01695 570102

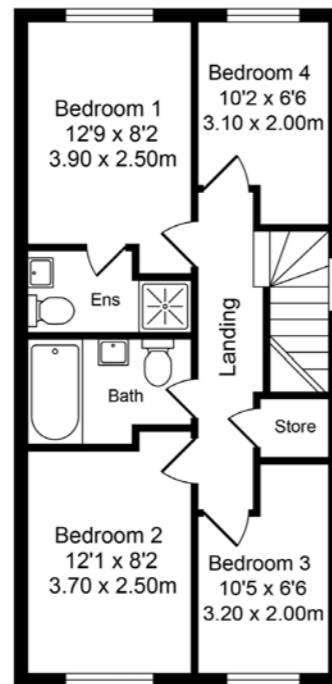
Parbold: 01257 442789
Southport: 01704 778668
 arnoldandphillips.com

Total Approx. Floor Area 986 Sq.ft. (91.6 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 493 Sq.Ft (45.8 Sq.M.)



First Floor
 Approx. Floor Area 493 Sq.Ft (45.8 Sq.M.)



Tenure: We are advised by our client that the property is Freehold.
 Council Tax Band: C.

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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. 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.



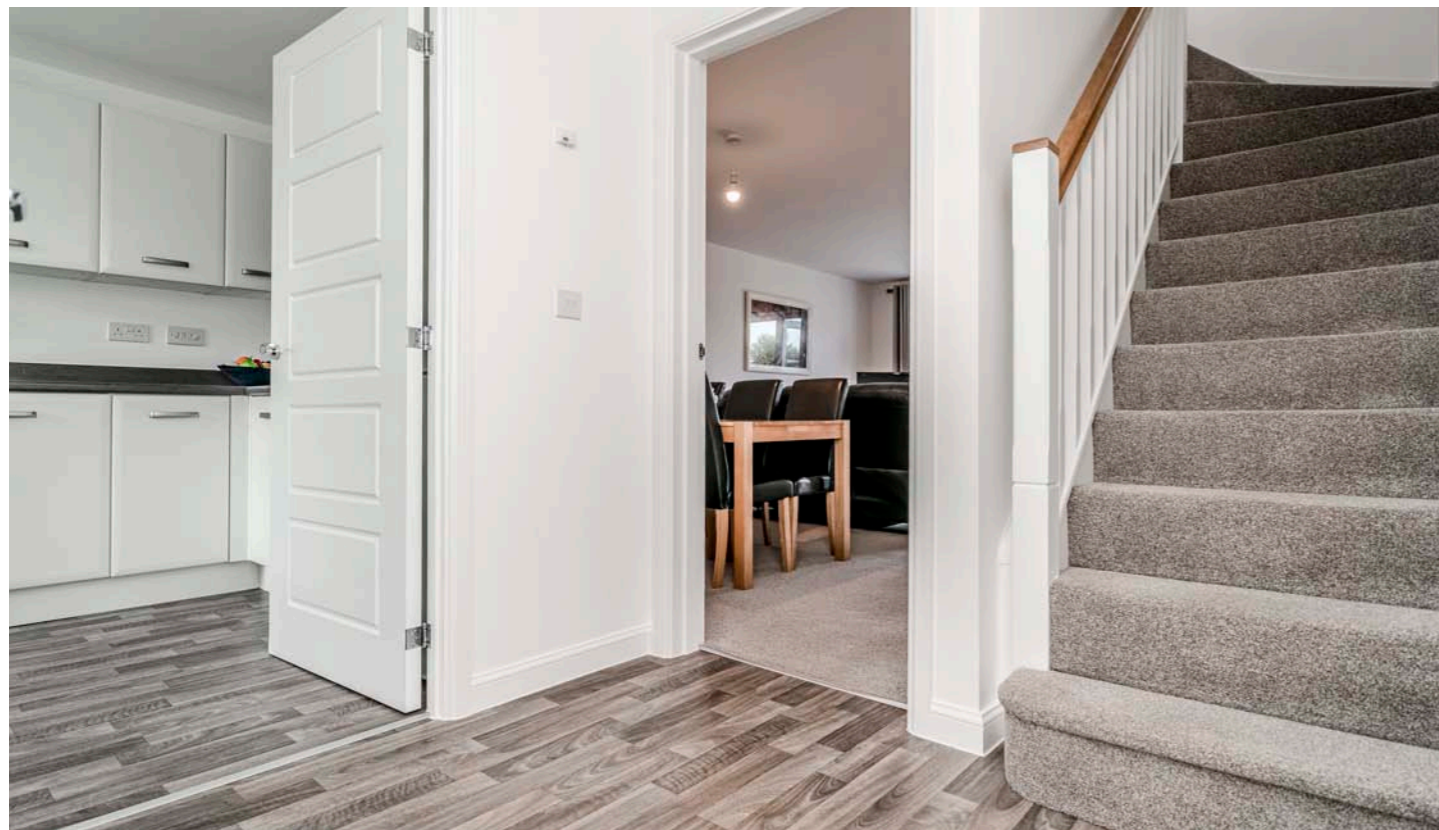
Situated in the charming village of Tarleton, this four-bedroom residence on Canal Wharf is a stunning example of modern living, perfectly complemented by its scenic canal-side setting. This exceptional home, part of the desirable Tarleton Lock development, offers not only aesthetic appeal but also strategic convenience. With the benefit of no onward chain, this property presents an outstanding opportunity for buyers seeking a smooth transition into their new abode.

Covering approximately 1,016 square feet, the interior layout of this property is designed to optimise both space and functionality. Upon entering, you are welcomed by a spacious hallway that leads to various areas, including a practical two-piece ground floor WC. The contemporary fitted kitchen is a chef's dream, featuring units arranged along three sides for ample storage and workspace. The open-plan lounge and dining area radiates warmth and style, enhanced by double doors that open to the meticulously landscaped rear garden.

The first floor continues to impress with its thoughtful design, including a landing with loft access and an additional built-in storage cupboard. The master bedroom, complete with a three-piece en-suite shower room, offers a private sanctuary. In addition, three more bedrooms provide generous space for family, guests, or even a home office. The stylish three-piece family bathroom further underscores the property's commitment to comfort and convenience.

The exterior of this home is just as captivating as its interior. A lush front lawn, framed by a mature hedged boundary, creates an inviting approach to the property. Off-road parking is readily available, ensuring easy access for residents and visitors alike. Gated access leads to the rear garden, which has been thoughtfully landscaped to create an outdoor retreat. Facing east, the garden features an extended Indian stone paved patio, ideal for entertaining or enjoying a quiet morning coffee. Low-maintenance gravel beds and established borders filled with exotic plants, trees, and shrubs provide vibrant colour throughout the seasons. A central water feature, complete with a cascading waterfall and footbridge over the pond area, adds a serene touch, making this garden a true haven for relaxation. Inset lighting allows for enjoyable evenings, creating a magical atmosphere perfect for gatherings or moments of solitude.

Tarleton, nestled in the heart of West Lancashire, is a charming village known for its picturesque countryside and vibrant community spirit. With a blend of traditional and modern amenities, Tarleton offers residents a peaceful lifestyle while still being well-connected to nearby towns. The area boasts excellent schools, local shops, and delightful pubs, making it ideal for families and professionals alike. Surrounded by scenic walks and green spaces, Tarleton is perfect for those who appreciate nature and outdoor activities. Its welcoming atmosphere and strong sense of community make it a desirable place to call home.





KEY FEATURES

STUNNING SEMI DETACHED HOME

CIRCA 1016 SQ FT

IMMACULATLY PRESENTED
INSIDE & OUT

FOUR BEDROOMS
(MASTER WITH EN-SUITE)

OPEN PLAN LOUNGE &
DINING AREA

CONTEMPORARY FITTED KITCHEN

OFF ROAD PARKING

LOW MAINTENANCE LANDSCAPED
REAR GARDEN

NO ONWARD CHAIN







