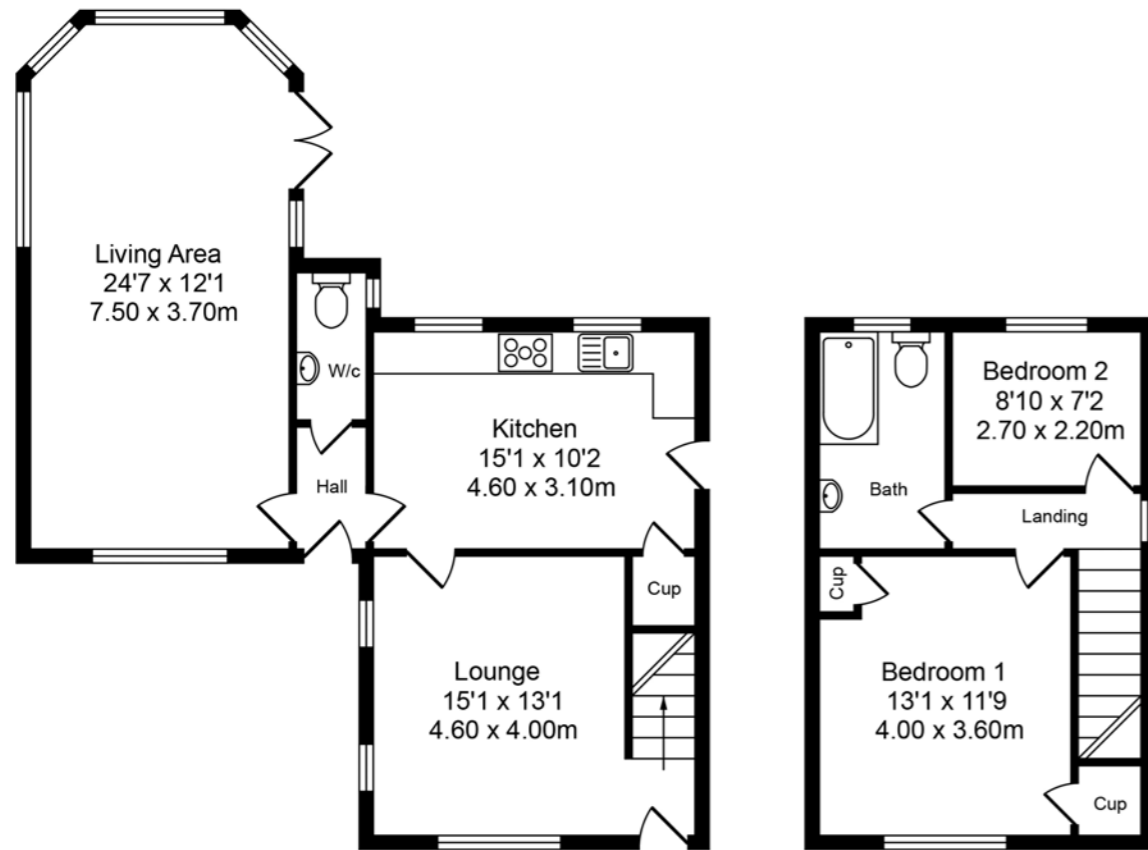




Ormskirk: 01695 570102    Chorley: 01257 241173  
 Parbold: 01257 442789    Southport: 01704 778668  
 arnoldandphillips.com

**Total Approx. Floor Area 1053 Sq.ft. (97.9 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 697 Sq.Ft (64.8 Sq.M.)

**First Floor**  
 Approx. Floor Area 356 Sq.Ft (33.1 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 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.

Arnold & Phillips are pleased to bring to market an exciting and unique opportunity to acquire this beautifully presented two-bedroom detached cottage, residing with a generous plot along the attractive Gorse Lane in Tarleton, West Lancs.

'Ballaquane Cottage' dates back to the late 1800's, with the present owners having lived in the property over thirty years. Ideally positioned Tarleton Village is just a short walk away and enjoys a range of local amenities and independent retailers, whilst also enjoying good transport and commuter links.

Approached via a private driveway providing off-road parking for multiple vehicles, this pretty painted cottage is accessed via the front entrance, with one received into a central entrance hallway. The left side of the property enjoys a spacious living area that has been extended over the years and is brightly lit, enjoying a pleasant outlook over the rear garden. The front right of the property provides the main lounge, whilst a rear dining kitchen resides to the rear of the property and provides an array of wall and base units, finished in a white shaker design and providing range cooker and stylish contrasting work-surfaces and central dining area.

The first floor provides two well-proportioned family bedrooms, both of which are neutrally decorated and enjoy a pleasant outlook over the surrounding area. The property is served by a main family bathroom providing bath with overhead shower, WC and was hand basin.

Externally the rear of the property enjoys a large wrap-around plot which is predominantly laid to lawn and bordered by an array of established trees and plants, with a private side patio terrace ideal for entertaining and dining al-fresco. Extending to 1,053 square foot and enjoying gas central heating and double glazing throughout, the abundant potential available at this property is clear for all to see, with the plot certainly capable of taking a large extension, subject of course to all the usual required planning permission being obtained. Internal inspection of this charming cottage is highly advised to fully appreciate the true scope of potential available within.





KEY FEATURES

- Beautiful Detached Cottage
- Generous Plot
- Two Bedrooms
- Circa 1053 Square Feet
- Spacious Living Area
- Fitted Dining Kitchen
- Wrap-Around Gardens with Private Patio Terrace
- Driveway Parking







