

HOME  TRUTHS

Blackgate Lane, Tarleton

PR4 6UU







Outstanding semi detached property with three double bedrooms and almost 1700 square feet of versatile accommodation, within easy reach of all village amenities, countryside walks and primary transport routes. The gravelled driveway leads past the lawn bordered by mature beech and firethorn hedging to the main entrance. Step inside and into the central hallway which is a room in itself. To the right is the dining room, which could also make a fourth bedroom, whilst to the left is the home office/study which has double doors to the delightful living room with picture windows and patio doors overlooking the garden. The dining kitchen comprises a range of wall and base units with integrated appliances including five burner gas hob, double electric oven and grill with warming drawer, slimline dishwasher, microwave, refrigerator, freezer and wine fridge. A separate utility room has space, power and plumbing for additional appliances including the Vaillant combi boiler. Completing the ground floor accommodation are the third bedroom, cloakroom comprising wc and wash hand basin, and the conservatory with patio doors out. Step into the glorious and private south facing garden with large, porcelain tiled sun terrace, pergola and lawn bordered by an array of silver birch, mountain ash and acer with hard standing for a garden room if required. The side garden has a distinctly Mediterranean feel with mature planting and hedging. Back inside stairs lead up to the first floor landing with the stunning bedroom one having built in wardrobes and patio doors leading to the roof of the extension which could be turned into a balcony if required. Bedroom two is also a double and the spacious bathroom has corner bath, fully tiled elevations and flooring, ladder heated towel rail, wc, his and hers wash hand basins with mixer shower in cubicle. With plenty to offer both inside and out, this is a first class place to call home.





Outstanding semi detached property with three double bedrooms and c 1700 sq ft of versatile accommodation, within easy reach of all village amenities, countryside walks and primary transport routes.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Outstanding semi detached property
- c 1700 square feet of versatile accommodation
- Three/four double bedrooms
- South facing garden
- Semi rural location
- Virtual tour



HOME  TRUTHS

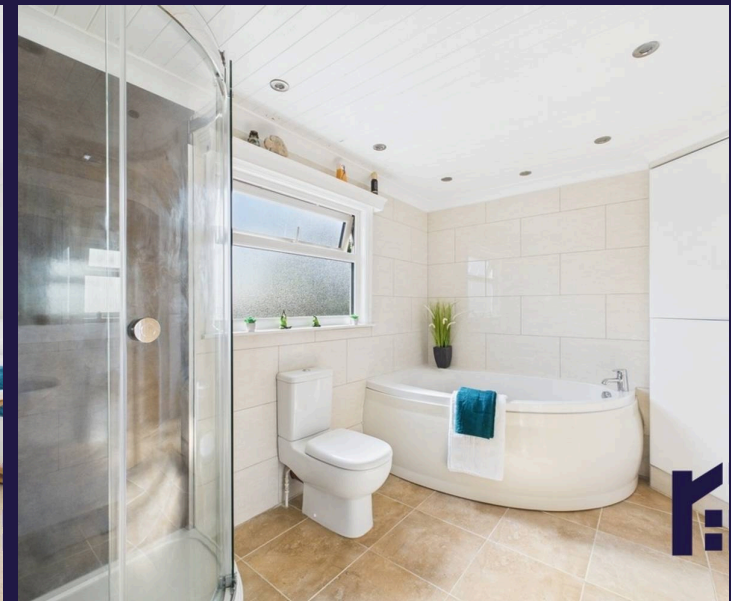
Eccleston Branch

265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch

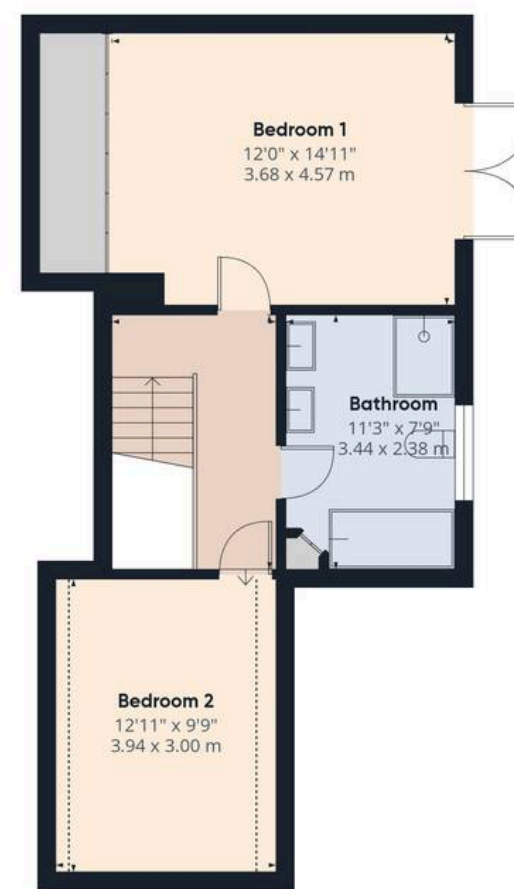
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)





Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1698.22 ft<sup>2</sup>

157.77 m<sup>2</sup>

**Reduced headroom**

31.82 ft<sup>2</sup>

2.96 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360