

**Hesketh Lane,
Tarleton**


SMART MOVE



Asking Price **£225,000**



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This well-kept two-bedroom semi-detached true bungalow offers a rare chance to secure a home that is genuinely move-in-ready and available with no onward chain. Inside, it provides well proportioned accommodation and is currently used as two double bedrooms and two reception rooms, though the dining room has potential be made into a third bedroom, should that better suit the buyers needs. Neat, tidy and easy to settle into from day one, it's an ideal option for buyers seeking convenience and simplicity without compromising on space.

The internal layout of the property in brief includes: porch with internal door leading to the central hall, lounge with a bay window and feature fireplace with electric fire, dining room (which could potentially be a third bedrooms,) fitted kitchen with external door access and a modern fitted kitchen, three piece family bathroom and two double bedrooms completes the accommodation.

To the front of the property is a lawned garden and gravelled driveway to the front and side, providing ample off road parking. The driveway leads down the right-hand side of the property and has gated access to the rear, where there is a detached single garage and the property's private garden, consisting of a paved patio, established garden, planted flower bed borders and a further patio area behind the garage. NB: The vendors reliably inform us that they have in recent years put a new roof on the garage and also a new flat roof on the kitchen to the rear.

To locate the property using What3Words, search keywords: [///undertook.pets.rides](#)

About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds Liverpool Canal. Within the village itself are a fantastic array of boutique independent shops, hairdressers, beauticians, takeaways and gift shops, as well as larger chains such as Aldi, Costa, Co-op and Spar, making this property within only a short distance of all local amenities.

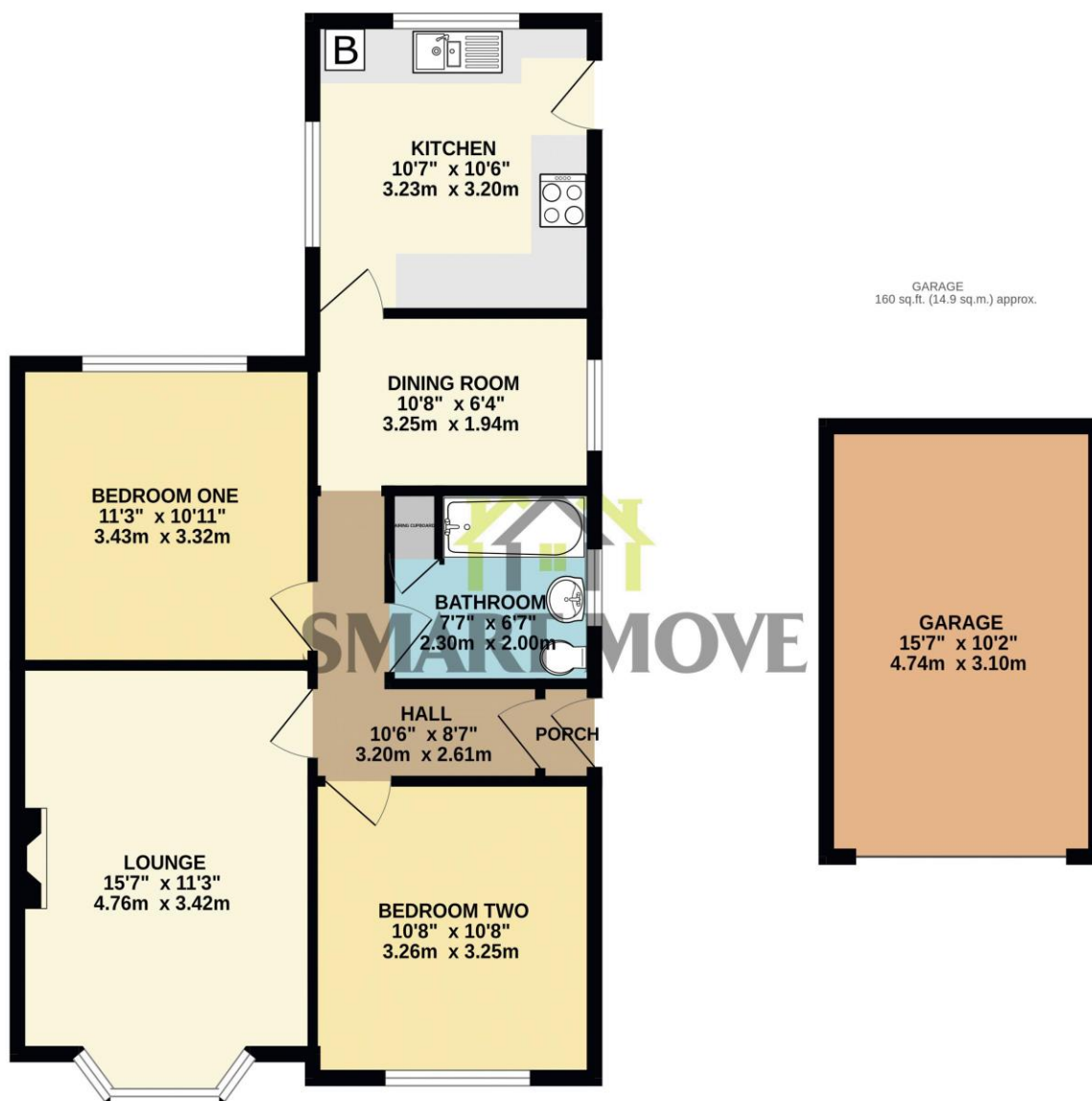


- * Semi Detached True Bungalow**
- * Lounge, Dining Room & Separate Kitchen**
- * Three Piece Bathroom**
- * Private Rear Garden with Lawn & Patio**
- * Leasehold, UPVC Double Glazing & GCH**

- * No Onward Chain & Vacant Possession**
- * Two Double Bedrooms**
- * Driveway & Detached Single Garage**
- * Clean, Tidy & Ready to Move Straight Into**
- * Council Tax Band C & EPC Rating D**



GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.