

Astland Gardens, Tarleton


SMART MOVE



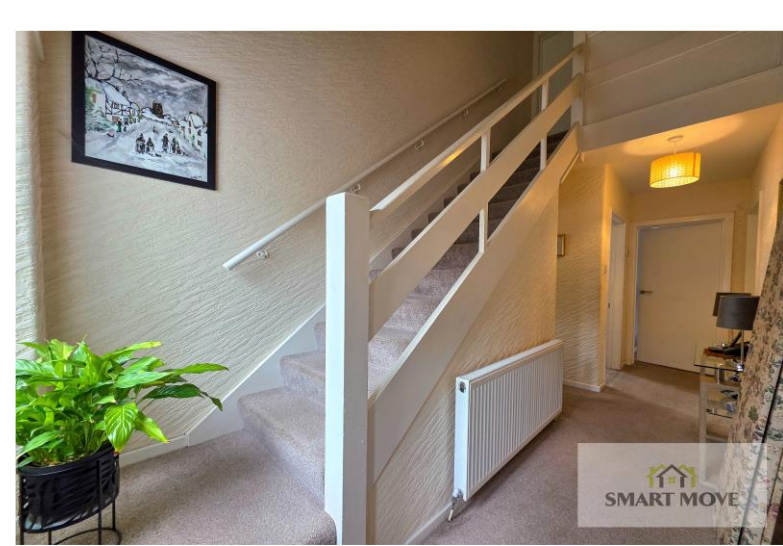
Asking Price **£250,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



Smart Move are delighted to present to the market this well proportioned semi detached bungalow, which enjoys a popular cul-de-sac location on the edge of Tarleton village and within walking distance of Hesketh Bank village centre. The property has been well looked after and is move-in-ready for the next owners to simply move straight into. Viewing is by appointment only, so contact Smart Move to book your individual tour and see in person all that this amazing home has to offer.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, lounge with feature fireplace and French doors opening to the rear garden, modern fitted kitchen, rear porch which has an external door opening to the rear garden, bedrooms one and two are on the ground floor. three piece ground floor shower room, bedroom three is located on the first floor and has fitted wardrobes, as well as access to further under eaves storage and a two piece en suite WC off. There is potential for extension (subject to planning permission,) either to the rear or by converting further loft space to the first floor, making it a property that you can make your own.

To the front of the property is a gravelled area for either use as a low maintenance garden space or for additional parking. Off road parking is to the left-hand side of the property and at the end of the driveway is the detached single garage for additional parking or useful storage. The main garden is located to the rear and enjoys a sunny southerly aspect with a paved patio area, established lawn with well stocked flower bed borders and a further patio area to the rear of the garage.

To locate the property using What3Words search keywords: [///samplers.bath.huddle](https://www.what3words.com/samplers.bath.huddle)

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 Bungalow**

*** Two Bedrooms to Ground Floor**

*** Third Bedroom to Second Floor with En Suite WC**

*** Driveway & Detached Single Garage**

*** Close to Bus Routes & Local Amenities**

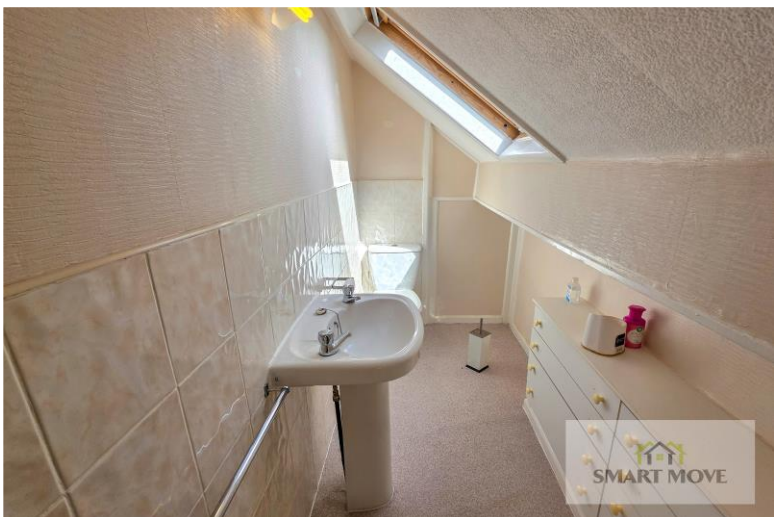
*** Lounge & Modern Fitted Kitchen**

*** Ground Floor Shower Room**

*** Potential for Further Extension (STPP)**

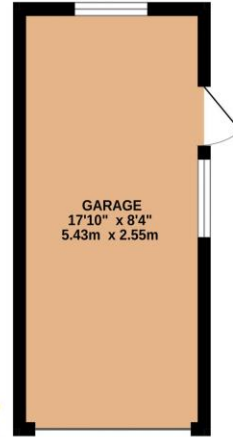
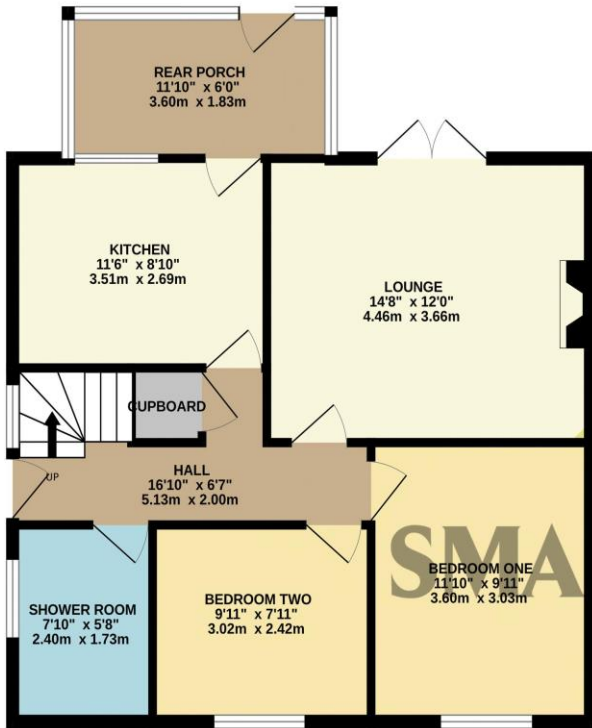
*** Mature South-Facing Rear Garden**

*** Freehold, Council Tax Band C & EPC Rating to Follow**

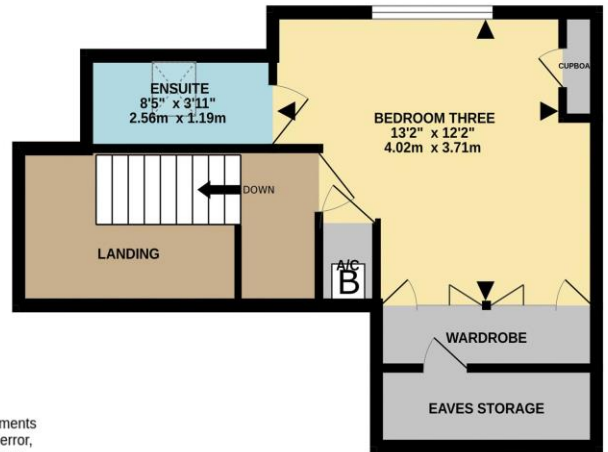


GROUND FLOOR
695 sq. ft. (64.6 sq.m.) approx.

GARAGE
149 sq. ft. (13.9 sq.m.) approx.



1ST FLOOR
351 sq. ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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.