

Bannistre Court, Tarleton


SMART MOVE



Asking Price **£375,000**



01772 811899

www.smartmoveproperties.net
tarleton@smartmoveproperties.net



This well-kept three-bedroom detached true bungalow sits peacefully towards the end of a quiet cul-de-sac, yet remains just a short stroll from the heart of the village and its popular shops. Offered with no onward chain, it provides a rare opportunity for buyers seeking a home that is tidy, welcoming and ready to move straight into, while still offering scope for gentle updating to suit personal taste. It is an ideal blend of tranquillity, convenience and potential.

The internal layout of the property in brief includes: entrance hall with built in cloak cupboard and store, two piece WC, lounge with log burner, the dining room has sliding patio doors, separate sitting room with dual aspect window to both the front and rear, fitted kitchen boasts a good range of fitted eye and base level wall units and with external access to the rear, three bedrooms and the three piece bathroom completes the accommodation.

To the front of the property is a established lawned garden with mature planted border of feature plants and shrubs. To either side of the front garden are two tarmac driveways, providing ample off road parking. The main garden is located to the rear and boasts a private low maintenance outdoor space with extended paved patio, gravelled beds, artificial turfed area, timber garden shed, fenced perimeter and mature trees and shrubs bordering.

How to Find the Property: To locate the property using What3Words search keywords: ///brittle.hats.ooze

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.

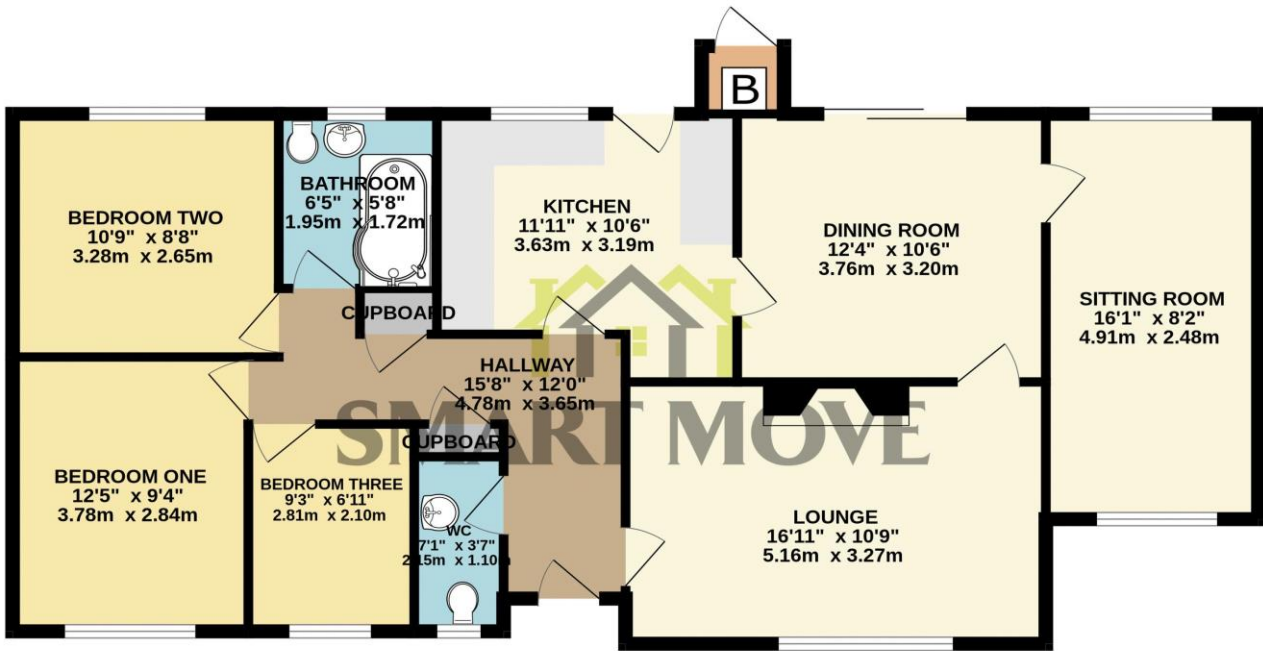


- * Three Bedroom Detached True Bungalow
- * Greatly Sought-After Central Village Location
- * Lounge, Dining Room, Sitting Room & Kitchen
- * Two Driveways for Off Road Parking
- * Double Glazing & Gas Central Heating

- * Sold with No Onward Chain
- * Peaceful Cul-de-Sac within Short Walk of Village Centre
- * WC & Separate Family Bathroom
- * Private Gardens to the Front & Rear
- * Freehold, Council Tax Band E & EPC Rating C



GROUND FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



TOTAL FLOOR AREA: 1057 sq.ft. (98.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.