

**Church Road,  
Tarleton**

  
**SMART MOVE**



Asking Price **£395,000**



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Once an "average" 3 bedroom semi detached house, this amazing property has now been transformed in recent years with fantastic extensions to the side, rear and also into the loft space, to greatly expand its accommodation and create a flexible living space that will suite most families needs. The lucky new owners shall also benefit from a brand NEW high specification kitchen (being fitted in May 2026) which shall be the heart of the home and produce a real WOW factor to everyone who sees it. Not only is the house itself a head-turner, but also the envy of all who enter is the property's garden, which looks out over open fields beyond the rear boundary and is one that really must be seen in person in order to fully appreciate.

The accommodation spans around 2,231 sq ft (including the garage) and in brief includes: entrance hall with staircase leading to the first floor, formal lounge with bay window to the front and internal double doors leading to the kitchen. The kitchen sits centrally in the property and has a new kitchen to be fitted in May 2026, with early viewers benefitting from being able to see the space ahead of this being completed, though there are visuals available to illustrate the finished space. To the rear is a large open plan family room with skylights and sliding bi-folds opening out to the rear garden, as well as a three piece ground floor shower rooms off, which completes the ground floor.

To the first floor is a central landing with doors off to all rooms, spacious dual aspect master bedroom with open plan dressing area and French doors opening to the rooms balconette, which looks over the property's rear garden and those amazing views beyond, bedrooms two and three are also located on the first floor, along with the three piece family bathroom and a home office / study, which has stairs leading to he loft rooms. On the second floor are two useful loft rooms, which offer various uses and also have access to under eaves storage and elevated views to the rear garden and beyond.

Off road parking for numerous vehicles is available, as to the front there is a generous gravelled driveway spanning the width of the plot and which then has open access to the attached car port for covered parking and a space which could potentially be enclosed with the addition of a garage door if preferred. Beyond the car port is a further gravelled driveway to the rear for additional parking, at the end of which is a detached single garage. Also to the rear is the amazing mature garden, boasting an established lawn with mature threes and shrubs, as well as a timber garden shed behind the garage and a enclosed fenced perimeter, beyond which are those amazing open views.

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 Coffee, Co-op and Spar, making this property within only a short distance of all local amenities.



**\* Greatly Extended Semi Detached House with NO ONWARD CHAIN**

**\* Lounge, Kitchen & Family Room with Bi-Folds**

**\* Ground Floor Shower Room & First Floor Family Bathroom**

**\* Three Bedrooms, Bathroom & Study to 1<sup>st</sup> Floor**

**\* Driveway, Car Port, Detached Garage & Rear Garden with Open Views**

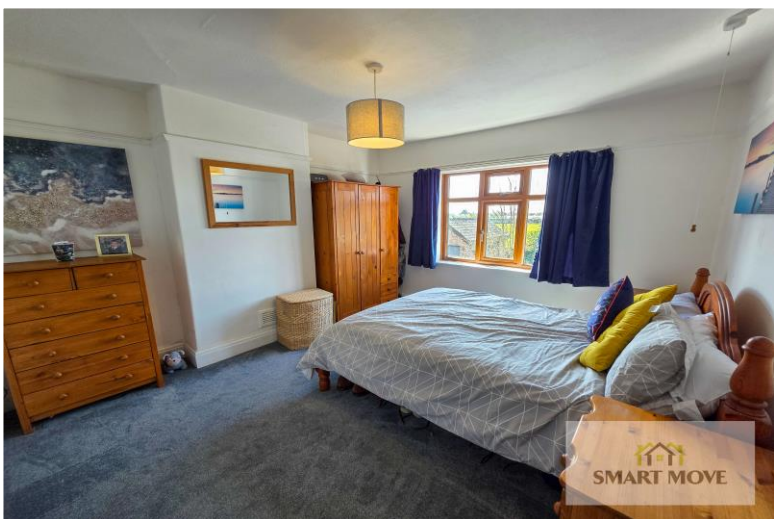
**\* Circa 2,231 sq ft (Inc. the Garage)**

**\* Brand NEW High Spec. Kitchen being Fitted May 2026**

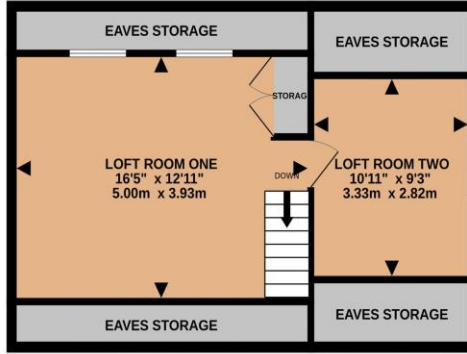
**\* Dual Aspect Master Bedroom with Balconette**

**\* Two Useful Loft Rooms to Second Floor**

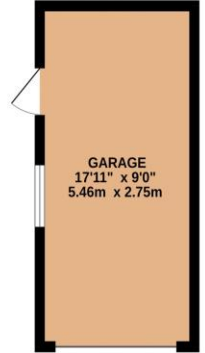
**\* Freehold, Council Tax Band B & EPC: F (Rated Prior to Modernisation)**



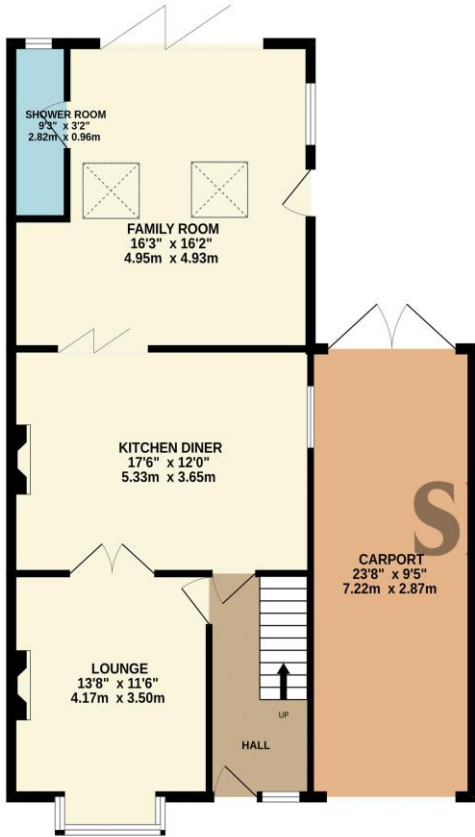
2ND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



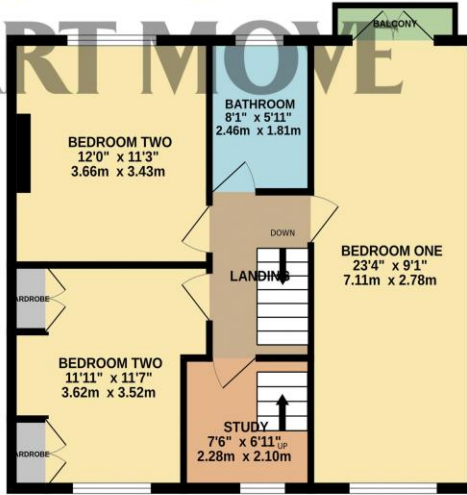
DETACHED GARAGE  
184 sq.ft. (17.1 sq.m.) approx.



GROUND FLOOR  
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR  
643 sq.ft. (59.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	27 F	
1-20	G		

TOTAL FLOOR AREA : 2231 sq.ft. (207.3 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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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.

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