St Helens Well, Tarleton

SMART MOVE



Asking Price **£450,000**





01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net









Set on the edge of the popular village of Tarleton, this substantial four-bedroom executive detached home delivers the perfect blend of space, privacy and potential. Located on a highly regarded road featuring some of the development's most desirable and largest house styles, the property offers four generous double bedrooms, including two en suites, and a sunny south-facing garden that is not directly overlooked. Beautifully maintained and ready to enjoy from day one, this freehold home also provides an excellent opportunity for the next lucky owners to put their own stamp on a property that is already an outstanding family home.

The internal layout of the property in brief includes: entrance hall with stairs leading to the first floor, two piece ground floor WC, formal lounge with feature fireplace and bay window to the front, open plan dining room and garden room, home office / study, kitchen with separate utility room and the attached double garage completes the ground floor accommodation. To the first floor is a central landing with airing cupboard and access to the loft via a pull-down loft ladder, bedroom one has fitted wardrobes and a four piece en suite shower room off, bedroom two has a fitted double wardrobe, fitted air conditioning and three piece en suite shower room off, two further double bedrooms and the family bathroom completes the accommodation.

Externally, the property is equally impressive, benefiting from a generous triple-width driveway providing ample off-road parking, complemented by an attached double garage with electric door and EV charging point. A neatly maintained lawned garden enhances the approach, while to the rear, a beautifully private south-facing garden offers the perfect space for outdoor relaxation and entertaining. Designed with ease of maintenance in mind, the garden features an attractive paved sun terrace and artificial lawn, all enclosed by secure fencing and enjoying a delightful non-overlooked aspect.

How to Find the Property: To locate the property using What3Words search keywords: ///differ.measure.furnish

Anti Money Laundering Regulations (AML): Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company (Smart Search) to conduct these checks at a charge of £45 (total) per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.





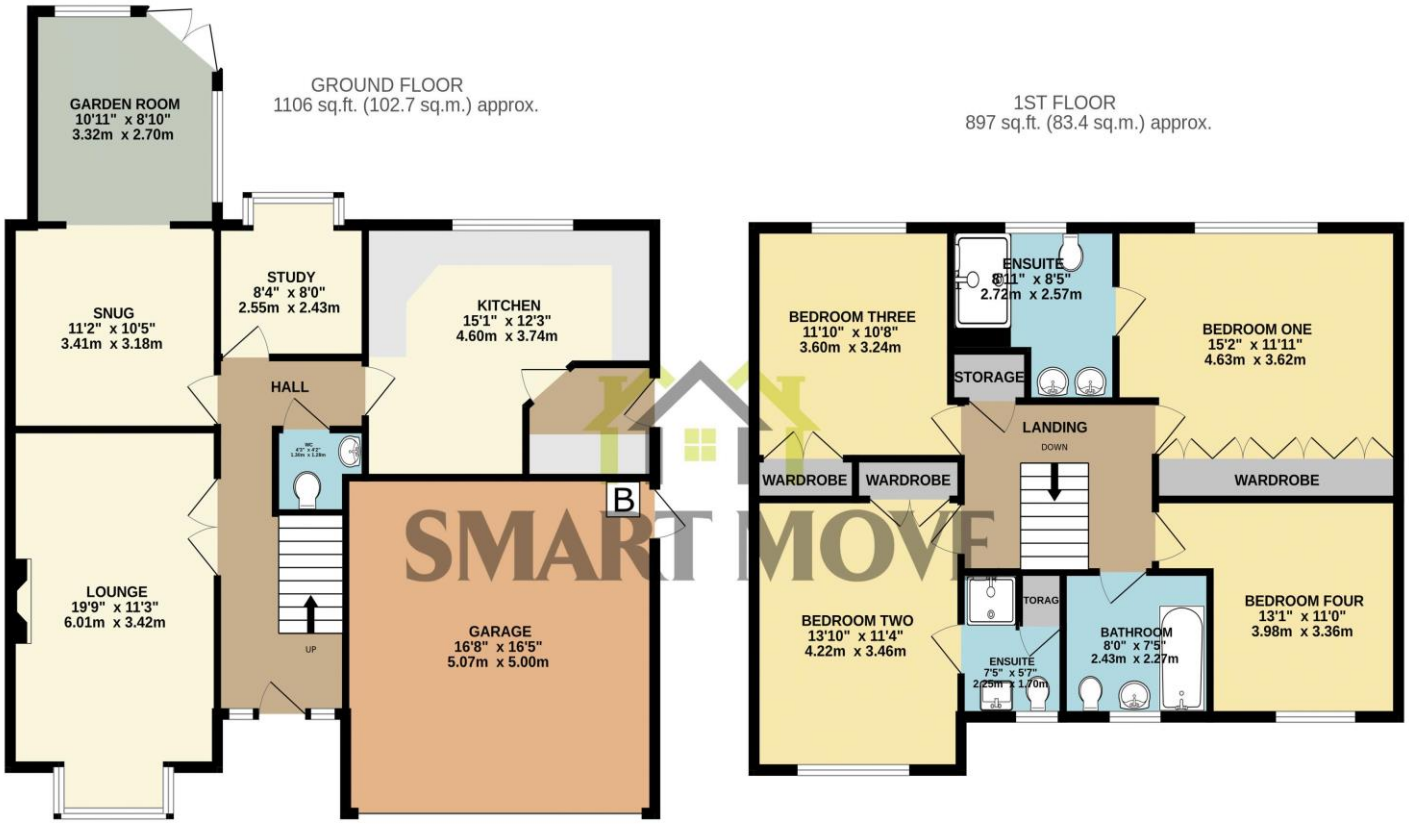
* Four Bedroom Detached Family Home - FREEHOLD
* Lounge, Open Plan Snug & Garden Room & Office
* WC, Bathroom & Two En Suites - All Updated
* South Facing Rear Garden - Not Directly Overlooked
* UPVC Double Glazing & Gas Central Heating
* Over 2,000 sq ft of Well Appointed Accommodation
* Kitchen Diner with Separate Utility Room
* Triple Width Driveway & Attached Double Garage with EV Charger
* Sought-After Location with Walking Distance of Village Centre
* Council Tax Band F & EPC Rating to Follow











TOTAL FLOOR AREA : 2003 sq.ft. (186.1 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.
Made with Metropix ©2026

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.