

**Glebelands,
Tarleton**


SMART MOVE



Asking Price **£415,000**



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Owned and loved by the same family from new (around 25 years ago,) this larger than average FIVE bedroom detached property is now ready to be handed over to a new family to enjoy and is one which we highly recommend going to view first-hand. The property is well presented inside and out, yet also certainly potential to extend (subject to relevant permissions,) either by converting the double garage, or extending to the rear, giving the new owners masses of potential to put their own mark on it and make it their home for hopefully another 25 years.

The internal layout of the property in brief includes: entrance hallway with staircase to the first floor and a built in storage cupboard, lounge, dining room, study / home office, kitchen diner, utility room, ground floor WC and the integral double garage complete the ground floor. To the first floor is a central landing with airing cupboard and loft access point, master bedroom which has an open plan dressing room area with fitted wardrobes, as well as an en suite shower room off, bedroom two with double fitted wardrobe and an en suite shower room, bedroom three, four and five, as well as the four piece family bathroom.

To the front of the property is a mature lawned garden area, as well as ample off road parking on the double width driveway, as well as within the integral double garage. To the side is a path with gated access for easy access around to the rear, where the main garden is located. The rear garden boasts a paved patio area, generous lawned garden with numerous established trees and shrubs bordering and a fenced perimeter.

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.



*** Five Bedroom Detached Family Home**

*** Kitchen Diner & Separate Utility Room**

*** Bedroom One with Open Plan Dressing Room & En Suite**

*** Driveway, Integral Double Garage & Gardens to the Front & Rear**

*** UPVC Double Glazing & Gas Central Heating**

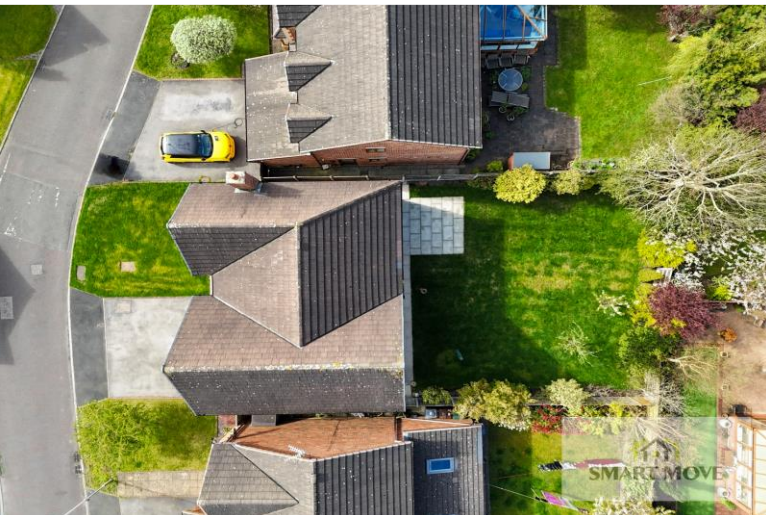
*** Lounge, Dining Room & Home Office / Study**

*** Ground Floor WC & Four Piece First Floor Bathroom**

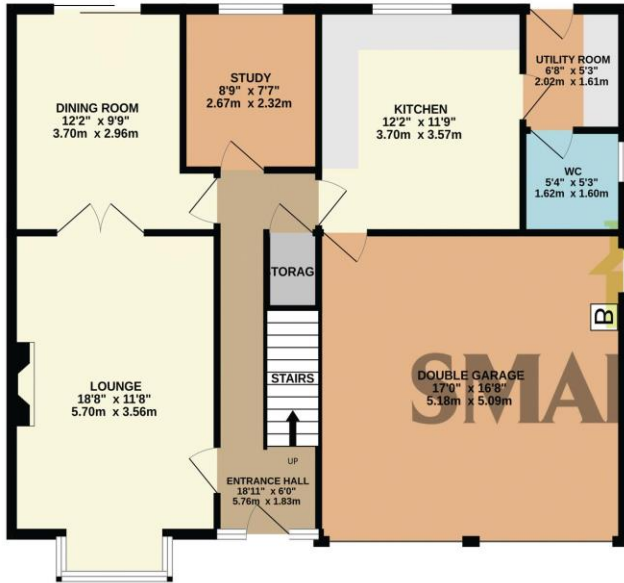
*** Bedroom Two with Fitted Wardrobes & En Suite**

*** Peaceful Cul-de-Sac within Walking Distance of Village Centre**

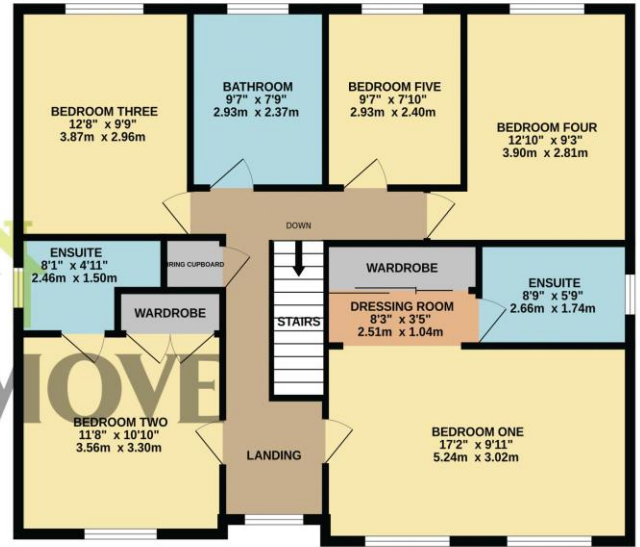
*** Freehold, Council Tax Band E & EPC Rating C**



GROUND FLOOR
1010 sq.ft. (93.8 sq.m.) approx.



1ST FLOOR
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA : 2006 sq.ft. (186.4 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 | | |
| 69-80 | C | 69 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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SMART MOVE

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.