

**Brick Kiln Way,
Tarleton**


SMART MOVE



Asking Price **£220,000**



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This well proportioned semi detached home enjoys a corner plot location and as it was only built in 2021, the new owners shall benefit from the remainder of Persimmons 10 Year NHBC guarantee, making it a property that is simply ready to be moved straight into. Each of this well presented property's three bedrooms are generous in size and as the accommodation is laid over three floors, it is well worth your time to go see first hand in order to see how the layout could suit your needs.

The internal layout of the property in brief includes: entrance hallway with internal door leading to the lounge, inner hall with stairs leading to the upper floors, two piece ground floor WC and the modern open plan kitchen diner with French doors opening to the rear garden. To the first floor is a central landing with stairs leading to both the ground and second floors, first floor family bathroom and bedrooms two and three. To the second floor is a landing area with built in storage cupboard, bedroom one and the three piece en suite shower room, which completes the accommodation.

To the front of the property is a gravelled flower bed area and pathway leading to the front door. Off road parking is available to the right-hand side of the property on the block paved driveway, off which is gated access to the rear, where the main garden is located. The rear garden enjoys a sunny southerly aspect and boasts a paved patio area, artificial lawn, bark chipped area, raised flower beds, timber summer house and a enclosed fenced perimeter. The rear garden also benefits from being not directly overlooked.

Directions: To find the property using What3Words search: <https://w3w.co/venues.spoiled.described>

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.

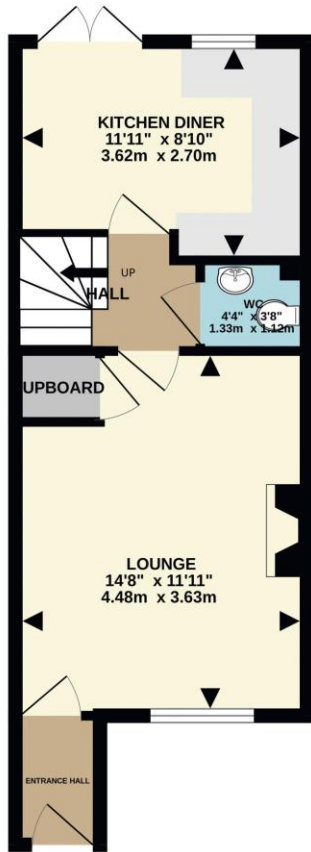


- * Modern Three Storey Semi Detached House
- * Built in 2021 with NHBC Guarantee Remaining
- * Ground Floor WC & First Floor Bathroom
- * Principle Bedroom to Second Floor with En Suite
- * South Facing Rear Garden - Not Directly

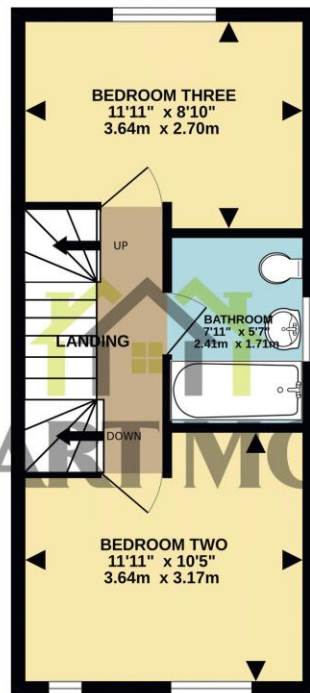
- * Corner Plot Location
- * Lounge & Separate Kitchen
- * Two Bedrooms to the First Floor
- * Driveway for Off Road Parking
- * Freehold, Council Tax Band C & EPC Rating B



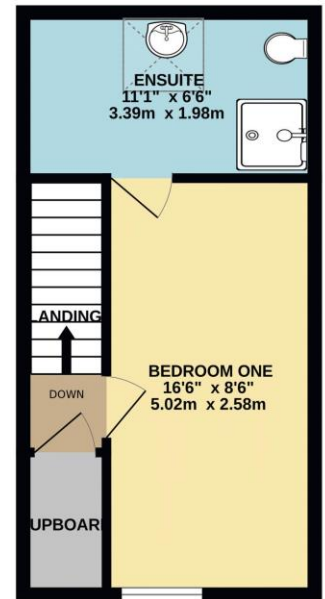
GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



2ND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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		95 A
81-91	B	84 B	
69-80	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.