

Hesketh Lane,  
Tarleton

  
**SMART MOVE**



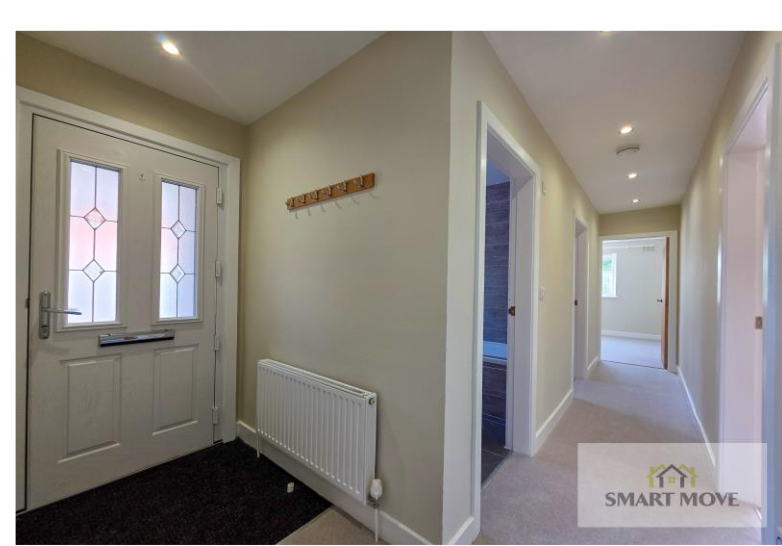
Asking Price **£235,000**



**01772 811899**

[www.smartmoveproperties.net](http://www.smartmoveproperties.net)

[tarleton@smartmoveproperties.net](mailto:tarleton@smartmoveproperties.net)



Available for sale with NO ONWARD CHAIN, as well as a newly decorated interior and new flooring, this semi detached true bungalow is essential viewing, due to its key-turn presentation and handy location. Just some of the upgrades made by the current owner include: modern fitted kitchen with bi-folds, K-render exterior, tarmac driveway, new flooring and new decoration, making it well worth your time to go see in person.

The internal layout of the property in brief includes: hall with oak internal doors opening to all rooms, lounge with bay window to the front of the property, recently fitted modern kitchen with an excellent range of eye and base level wall units on two sides, ample worksurface area and bi-folds opening to the rear garden, two double bedrooms, single third bedroom and the three piece fitted bathroom completes the accommodation.

To the front of the property is a lawned garden and double width tarmac driveway, which then leads down the left-hand side of the property for ample off road parking. To the rear is a detached single garage for additional parking or useful storage, as well as a private garden with paved patio, established lawn and planted flower bed borders.

To locate the property using What3Words search keywords: [///round.downfield.empire](https://www.what3words.com/round.downfield.empire)

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 a "stones throw" of all local amenities.

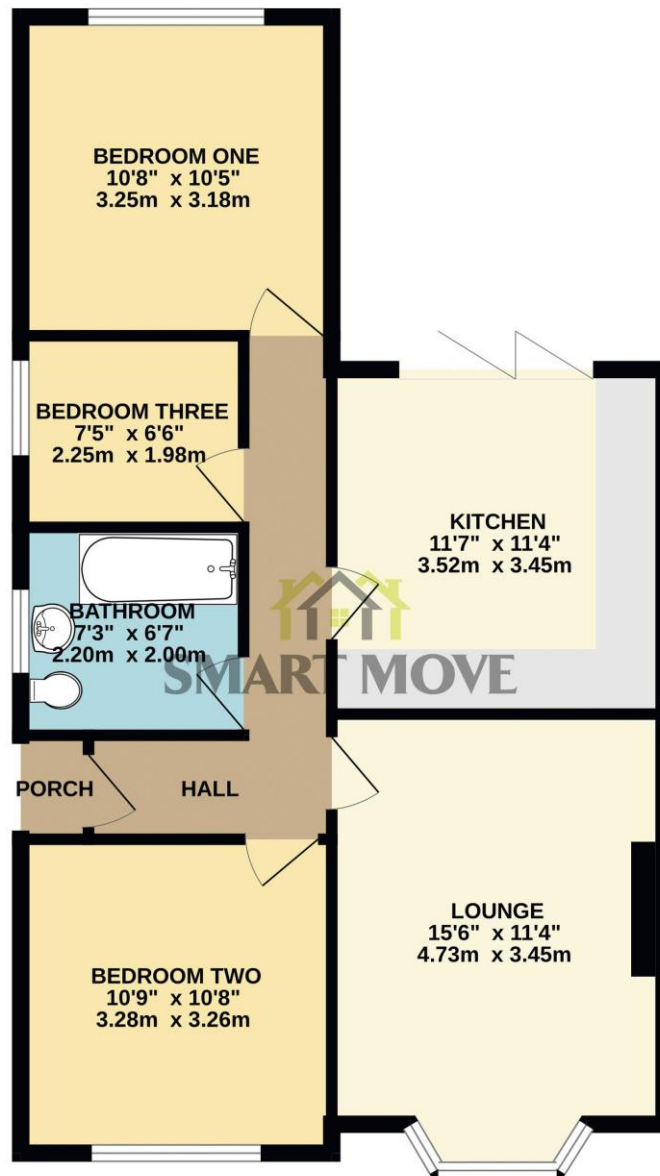


- \* Three Bedroom Semi Detached True Bungalow
- \* Lounge & Separate Kitchen Diner with Bi-Folds
- \* Three Bedrooms - Two being Doubles
- \* Private Enclosed Rear Garden
- \* Council Tax Band C & EPC Rating to Follow

- \* No Onward Chain & Vacant Possession
- \* Modernised Three Piece Bathroom
- \* Driveway & Detached Single Garage
- \* New Flooring & Decoration
- \* Freehold, UPVC Double Glazing & GCH



GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 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.  
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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.