

**Blackgate Lane,
Tarleton**


SMART MOVE



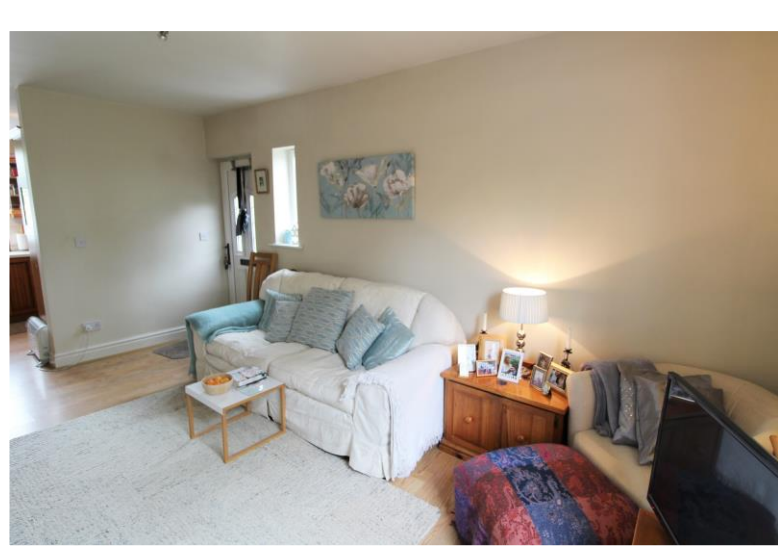
Asking Price **Monthly Rental Of £875**



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tarleton@smartmoveproperties.net



This one-off semi detached house is quite unlike anything else available To Let locally and as such, we cannot urge your strongly enough to go see it in person before the opportunity passes you by. This two bedroom property is well presented and homely it feel, but the location sells itself, as Blackgate Lane is one of the villages most sought after locations and rarely do homes become available here. Viewing is by appointment only, so contact Smart Move to book your individual tour.

The current layout of the property is: Entrance via the side of the property into an open plan lounge, dining area and kitchen with dual aspect views to the front and rear. Stairs lead from the lounge to the first floor, where there is a landing with doors opening off to both bedrooms and also to the first floor bathroom.

To the front of the property is a mature lawned garden with established trees and plants, as well as a generous gravelled driveway for off road parking. A path leads down the right-hand side of the property around to the rear where there is a private courtyard style garden, boasting a paved patio area and an established lawn.

To find the property using What3Words search keywords: [///rooftop.bluffing.securing](https://www.what3words.com/rooftop.bluffing.securing)

About the Local Area: Transparency is extremely important to us. Outlined below is important information for potential tenants, prior to renting a property through Smart Move. All tenants and guarantors must undergo full credit checks. On the day you move into a property, you must pay the first month's rent plus a security deposit / bond, which is usually the equivalent of one month's rent. The security deposit shall be returned to the tenant upon the end of the tenancy, if the property is left in the same good order as they moved into it.



*** Semi Detached House To Let**

*** Two Bedrooms**

*** Large Driveway**

*** Open Views to the Rear**

*** Council Tax Band - B**

*** Characterful Lounge & Open Plan Kitchen**

*** First Floor Bathroom**

*** Front & Rear Gardens**

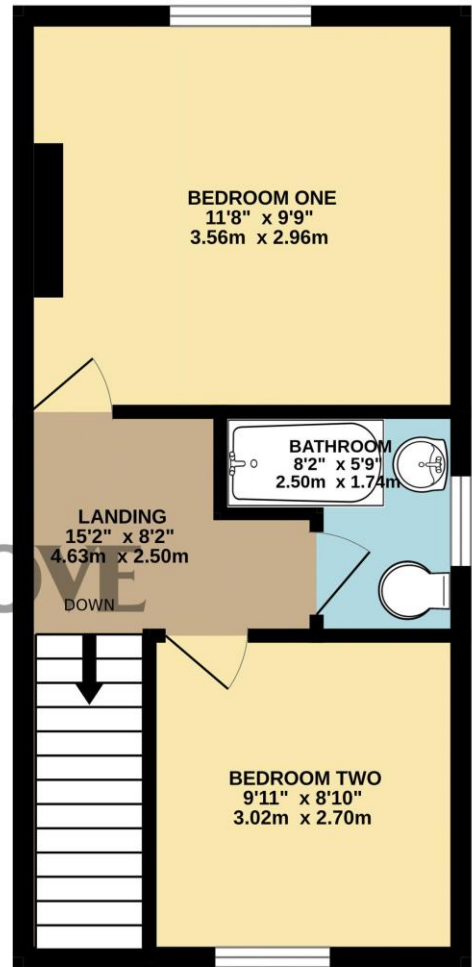
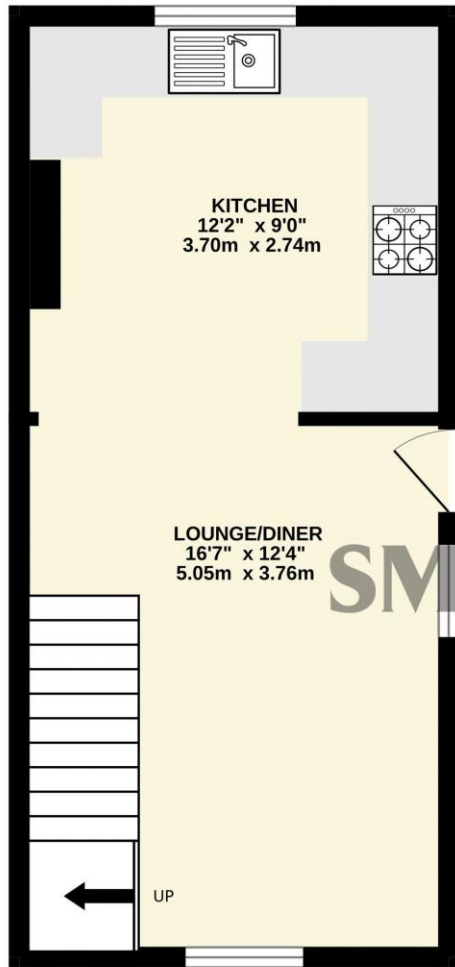
*** Double Glazing**

*** EPC Rating - D**



GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 628 sq.ft. (58.4 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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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.