

**Hesketh Grove,
Tarleton**


SMART MOVE



Asking Price **Offers Over £450,000**



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Smart Move are delighted to present to the market, this high specification modern detached family home, which was only built in 2023 and as such, the new owners will enjoy the remainder of the builders guarantee still in place. Located on a small development, this amazing home is presented to a high standard and enjoys such highlight as: bespoke hand-made kitchen, bi-folds with fitted blinds, underfloor heating and a low EPC rating of B, making it a property that is simply ready for the next owners to move straight into.

The internal layout of the property in brief includes: Entrance hall with staircase leading to the first floor which has built in storage beneath, formal lounge with a remote controlled wall mounted feature fireplace, separate open plan kitchen family room with bi-folds opening to the rear garden, separate utility room, ground floor WC, first floor landing, bedroom one has a three piece en suite shower room off, three further double bedrooms and the four piece family bathroom completes the accommodation.

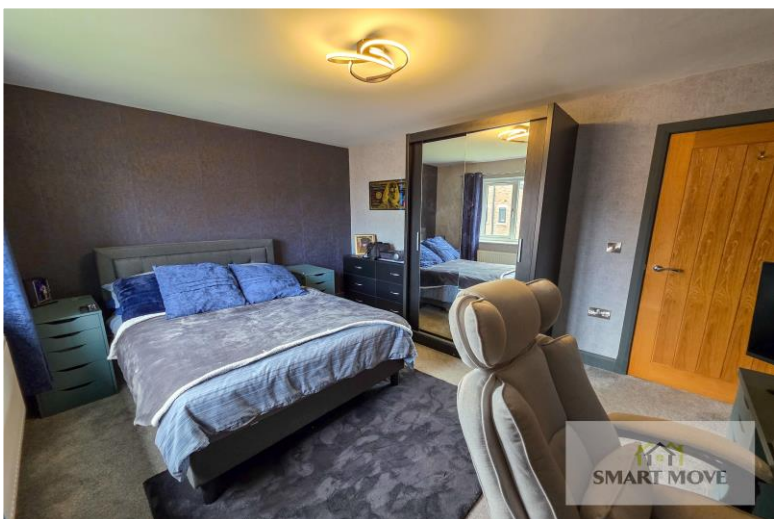
The property has benefit of ample off road parking, as there is space for 5 cars on the driveway to the front, in addition to a further space within the integral single garage. The garage has a electric front door, light and power, an external side access door as well as an internal door to the property. Also to the front of the property is a lawned garden area, external lighting and gated access down the side of the property for easy access around to the rear. The main garden is located to the rear and is made up of a paved patio area, mature lawn and a perimeter of fencing and a end brick wall.

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.



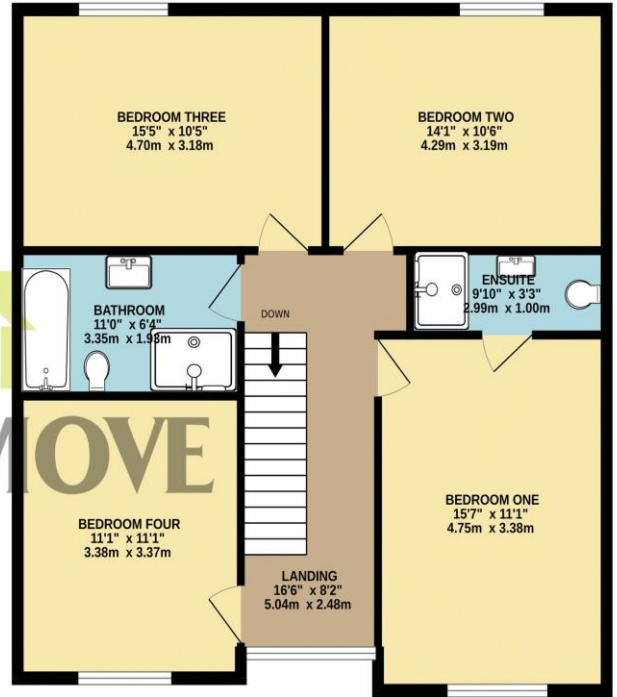
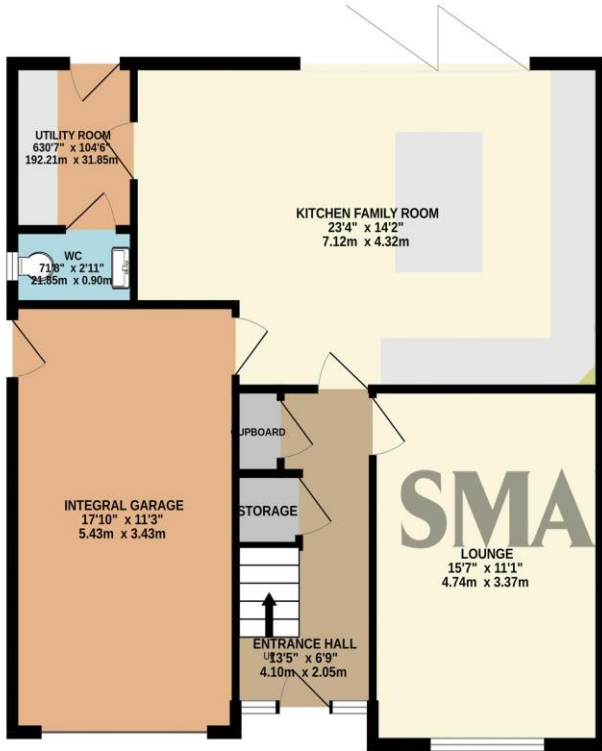
- * Modern Four Bedroom Detached House
- * Formal Lounge with Remote Control Feature Fire
- * Utility Room & Ground Floor WC
- * Driveway for Five Cars plus Integral Single Garage
- * Freehold, UPVC DG & GCH with Underfloor Heating to GF

- * Built in 2023 with Builders Guarantees Remaining
- * Open Plan Bespoke Kitchen Family Room with Bi-Folds
- * En Suite Shower Room to Master & Four Piece Family Bathroom
- * Private Enclosed Rear Garden
- * EPC Rating of B & Council Tax Band F



GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.

1ST FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 1722 sq.ft. (160.0 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		92 A
81-91	B	85 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.