

**Fletcher Avenue,  
Tarleton**

  
**SMART MOVE**



Asking Price **Offers in Excess of £350,000**



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Nestled in a peaceful and highly sought-after setting, yet just a short stroll from the heart of the village, this beautifully presented detached home offers the perfect balance of tranquillity and convenience. Thoughtfully upgraded and enhanced by the current owners, the property combines stylish modern finishes with versatile accommodation, including three generous reception rooms. Ideal for both family living and entertaining, this exceptional home is ready to move straight into while enjoying all the amenities the village has to offer within easy walking distance.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, dining room, snug, lounge with French doors opening to the rear garden, modern fitted kitchen and open arch to the utility room and the ground floor WC completes the ground floor. To the first floor is a central landing with airing cupboard and loft access point, bedroom one spans the width of the property and benefits from fitted wardrobes as well as a three piece en suite shower room off, bedrooms two and three also have fitted bedroom furniture and the recently fitted first floor family bathroom completes the accommodation.

Off road parking is available to the front of the property, where there is a tarmac driveway and further gravelled parking area, as well as a lawned front garden area. The main garden is located to the rear and offers a paved patio area, mature lawn and established planted borders featuring numerous plants, trees and shrubs, making for a private outdoor haven.

How to Find the Property: To located the property using What3Words search keywords: [:///landings.cucumber.ounce](#)

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.





**\* Three Bedroom Detached House**

**\* Lounge, Dining Room & Snug**

**\* Ground Floor WC & First Floor Bathroom**

**\* Off Road Parking to the Front, EV Charger**

**\* UPVC Double Glazing & Gas Central**

**\* Walking Distance to Village Centre**

**\* Kitchen & Separate Utility Room**

**\* En Suite Shower Room to Master Bedroom**

**\* Mature Private Rear Garden**

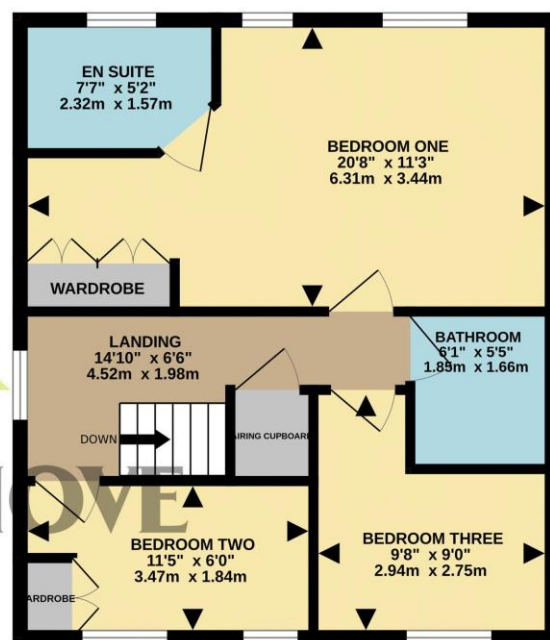
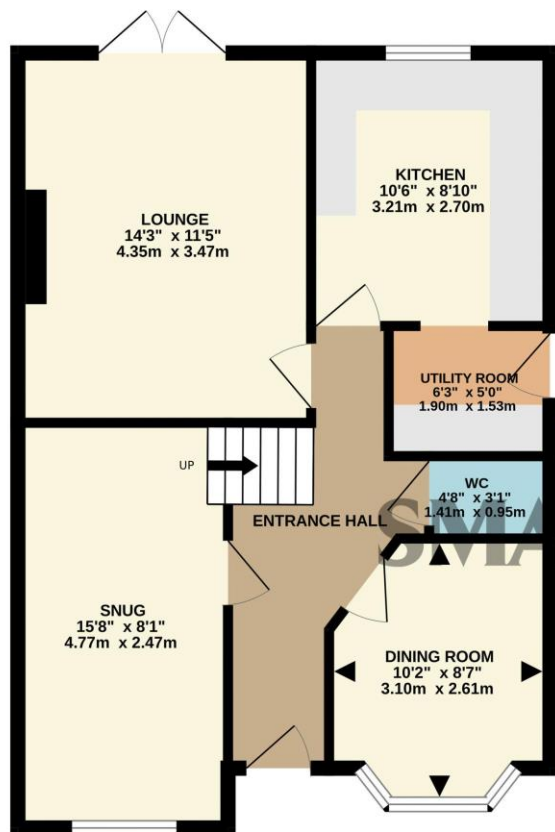
**\* Leasehold, Council Tax Band D & EPC Rating tbc**





GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.

1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 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.