

**Carr View Close,
Tarleton**


SMART MOVE



Asking Price **£340,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net



Occupying a generous corner position on an attractive, intimate development, this modern three-bedroom detached house stands out for its immaculate presentation and thoughtful layout. Every space feels welcoming and well cared for, making it easy to imagine settling in from day one. The fact that it's offered with no chain only adds to its appeal for those looking for a smooth, stress-free purchase.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, dual aspect lounge with bay window and access to a useful under stairs storage cupboard, two piece ground floor WC, spacious dual aspect kitchen diner which boasts an excellent range of fitted eye and low level wall units, as well as a breakfast bar and double doors opening out to the garden, first floor landing with loft access point, bedroom one has fitted wardrobes and bedroom furniture and a three piece en suite shower room off, bedroom two also has fitted wardrobes and storage, bedroom three and the first floor family bathroom completes the accommodation.

The property enjoys a corner plot location with the main garden being set to the left-hand side. The garden is low maintenance with an extended paved sun terrace and enclosed fenced perimeter. At the end of the garden is gated access to the off road parking for the property, as it benefits from a driveway, EV charger, as well as a detached single garage. There is also an open communal park area at the entrance to the development, with lawns and established trees, making for a picturesque first impression.

How to Find the Property: To locate the property using What3Words search keywords:
[///emailed.bakers.detonated](https://www.what3words.com/#!/en/0942-4242-4242)

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 Detached House**

*** Built circa 2017**

*** Spacious Lounge & Separate Kitchen Diner**

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

*** Private Garden, Driveway & Detached Single Garage**

*** Envious Corner Plot Location**

*** Sold with No Onward Chain**

*** Ground Floor WC & First Floor Family Bathroom**

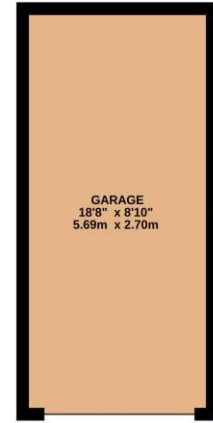
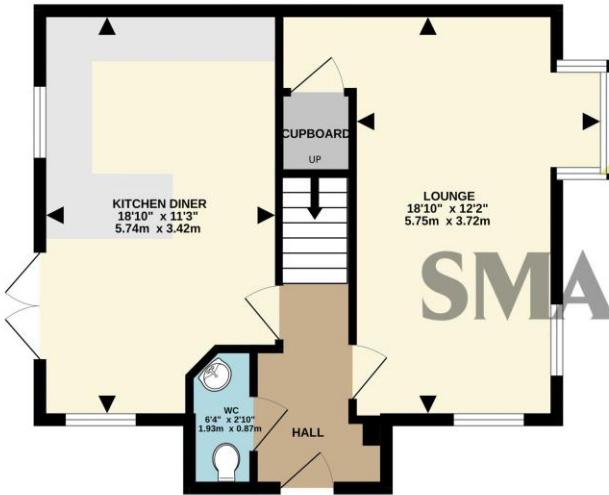
*** Professionally Fitted Wardrobes in Bedrooms One & Two**

*** Council Tax Band B & EPC Rating B**

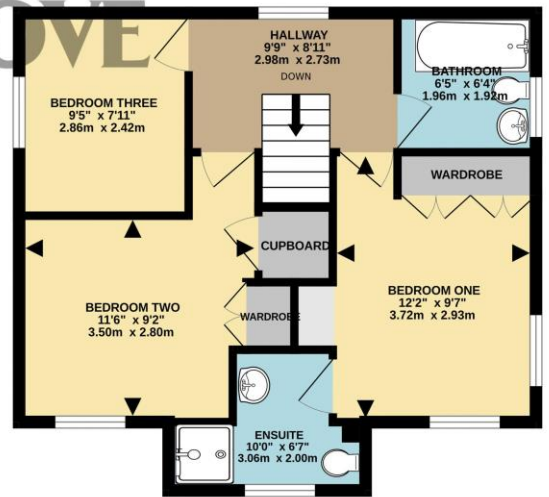


GARAGE
167 sq.ft. (15.5 sq.m.) approx.

GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



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		

TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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 – 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.