

**Church Road,
Tarleton**


SMART MOVE



Asking Price **Offers Over £375,000**



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Key Features • Beautifully extended semi-detached family home with large rear extension and two storey side extension and loft conversion • Larger than some detached homes • Three double size bedrooms plus two versatile loft rooms • Stunning brand-new contemporary kitchen • New flooring throughout • Superb open-plan kitchen, dining and family room • Twin roof lights • Large aluminium sliding patio doors • Breakfast island • Log-burning stove • Open countryside views to the rear • Private enclosed rear garden • Driveway parking • Ready to move straight into

This beautifully presented and substantially extended three-bedroom semi-detached family home has been extensively improved to create a spacious, contemporary home that's ready to move straight into. Finished to a high standard throughout, the property boasts a stunning brand-new fitted kitchen, new flooring throughout and a superb open-plan kitchen, dining and family space, perfectly designed for modern family living. The heart of the home is the impressive kitchen featuring stylish oak-effect cabinetry, striking marble-effect worktops, integrated appliances, a breakfast island and feature lighting.

Twin roof lights flood the room with natural light, while large aluminium sliding doors frame delightful views over the rear garden and the open countryside beyond, creating a wonderful indoor-outdoor living space. The cosy lounge provides a warm and inviting retreat, complete with a contemporary log-burning stove. To the first floor are three well-proportioned bedrooms together with a modern family bathroom. A staircase leads to a converted loft, providing two versatile rooms that are ideal as home offices, hobbies rooms, dressing rooms, playrooms or occasional guest accommodation.

Outside, the property enjoys a generous enclosed rear garden backing onto open countryside, offering a peaceful setting with far-reaching rural views and a wonderful sense of privacy. Whether relaxing on the patio or entertaining family and friends, the garden provides the perfect backdrop to enjoy the changing seasons. This is a home that perfectly combines modern contemporary living with flexible accommodation and a beautiful semi-rural outlook, making it ideal for growing families or those seeking additional space without compromising on style.

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.



*** Greatly Extended Semi Detached House with NO ONWARD CHAIN**

*** Lounge, Kitchen & Family Room with Bi-Folds**

*** Ground Floor Shower Room & First Floor Family Bathroom**

*** Three Bedrooms, Bathroom & Study to First Floor**

*** Driveway, Car Port, Detached Garage & Rear Garden with Open Views**

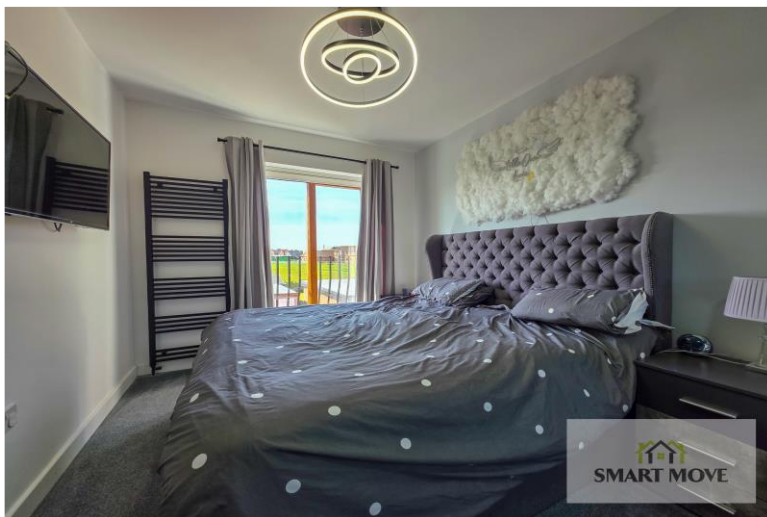
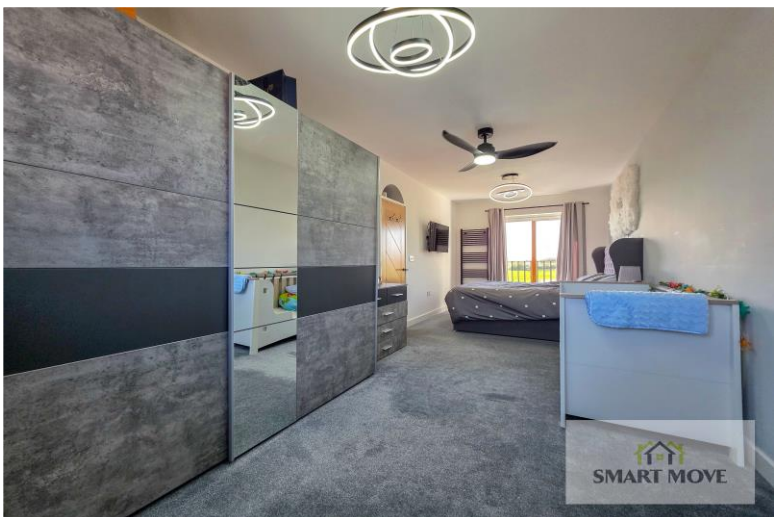
*** Circa 2,231 sq ft (Inc. the Garage)**

*** Brand NEW High Spec. Kitchen being Fitted May 2026**

*** Dual Aspect Master Bedroom with Balconette**

*** Two Useful Loft Rooms to Second Floor**

*** Freehold, Council Tax Band B & EPC: F (Rated Prior to Modernisation)**





TOTAL FLOOR AREA : 2231 sq.ft. (207.3 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		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	27 F	
1-20	G		

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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.