



**41 HILLCREST DRIVE, TARLETON, PRESTON,
PR4 6AY
FOR SALE - £230,000**

Description

An excellent opportunity to purchase a well-presented two-bedroom semi-detached bungalow, occupying a pleasant position on a quiet residential road in the highly sought-after village of Tarleton.

The property has been well maintained throughout and offers comfortable, low-maintenance, single-storey living. The current owners have previously benefited from a Disabled Facilities Grant, with adaptations including the installation of a walk-in bath, making the property particularly well suited to older purchasers, those with reduced mobility or anyone looking to downsize.

Externally, the property benefits from attractive gardens, off-road parking and a detached outbuilding positioned at the rear of the garden, providing useful additional storage.

The property enjoys a peaceful setting while remaining within easy reach of Tarleton's excellent range of local amenities, including convenience shops, public houses and other everyday services.

Location

Tarleton offers an excellent range of local amenities, including independent shops, cafés, supermarkets, schools and healthcare facilities, all within easy reach. The village also benefits from excellent transport links, with convenient access to Southport, Preston and Ormskirk via the A59 and A565, making it an ideal location for commuters.

The surrounding countryside provides an abundance of scenic walks and open green spaces, offering an attractive balance of rural living and everyday convenience.



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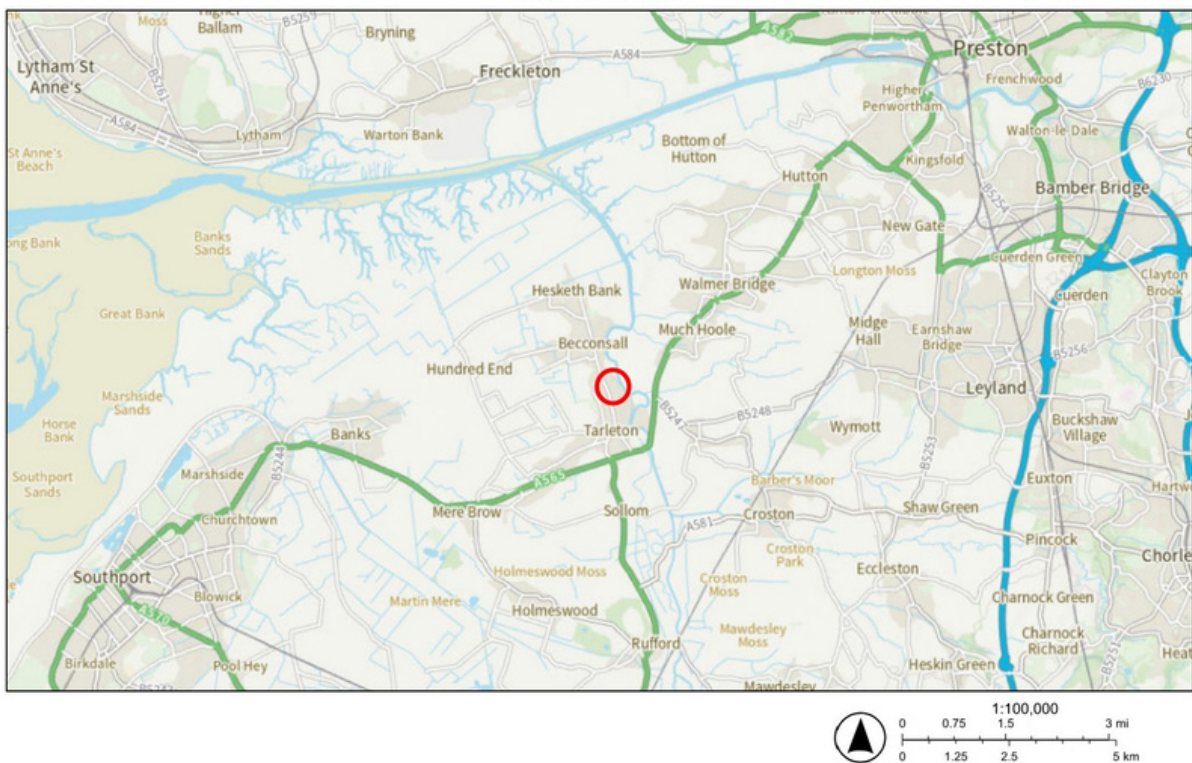
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Site Plan



Site Plan

Location Plan



Location Plan



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GENERAL REMARKS

Local Authority: West Lancashire Borough Council

Services: The property is understood to be connected to mains water, gas, electricity and sewerage; however, none of these services have been tested. Interested parties should make their own enquiries as to the availability and condition of all services.

What Three Words: ///diary.radiates.shot

Council Tax: Band C

Method of Sale: Private Treaty

Viewings and enquiries: Viewings are strictly by prior appointment only and must be arranged through the agent. For further information or to arrange a viewing, please contact Ged Forshaw via the office on 01772 419277 or email info@wignalls.land.

Health and Safety: Prospective Purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The Vendor for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.

Money Laundering Regulations Compliance: Please bear in mind that Wignalls Chartered Surveyors will require from any Purchaser looking to offer on the property confirmation of the purchaser's ability to fund the sale, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.

These particulars are issued in good faith but do not constitute representations of fact. All interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement



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