

Meadoway,
Tarleton


SMART MOVE



Asking Price **£380,000**



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For those seeking a move-in-ready home, then look no further, as this well proportioned four bedroom detached house has only recently undergone several upgrades, such as new windows in 2025 and new flooring and decoration throughout, making it simply ready for the next lucky owners to move straight in. Located on the popular Rowland Bardsley development in Tarleton village, this immaculately presented home is recommended viewing and sure not to disappoint, so contact Smart Move now before it is too late.

The internal layout of the property in brief includes: entrance porch, inner entrance hall with staircase leading to the first floor, ground floor WC, lounge, dining room, conservatory, open plan kitchen diner with separate utility room off, integral single garage, first floor landing, bedroom one has fitted wardrobes and a three piece en suite shower room off, three further bedrooms and the first floor family bathroom completes the accommodation.

To the front of the property is a lawned garden with well stocked planted flower bed borders, next to which is off road parking on the double width driveway, as well as within the integral single garage which has had a new front garage door installed by the current owners. The main garden is located to the rear and during their time here the current owners have added new drainage to the garden, as well as a new Indian stone patio. Within the rear garden also is a mature lawned garden, planted borders on three sides and a enclosed fenced perimeter with gated access down the side of the property.

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.



*** Immaculately Presented Four Bedroom Detached House**

*** Kitchen Diner & Separate Utility Room**

*** Double Width Driveway & Integral Single Garage (with New Door)**

*** Short Walk to Village Centre & Local Schools**

*** Gas Central Heating & UPVC Double Glazing**

*** Lounge, Dining Room & Conservatory**

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

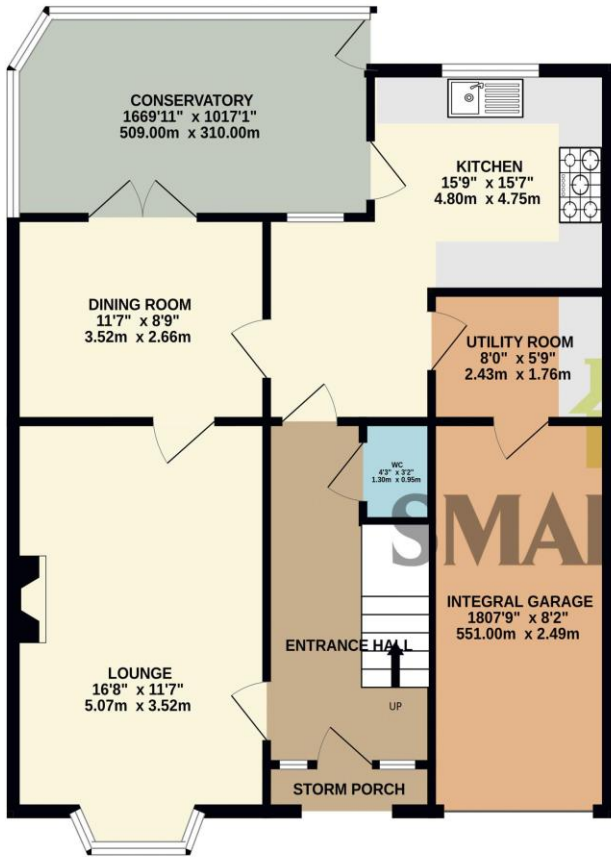
*** Rear Garden Landscaped with New Drainage & Indian Stone Patio**

*** New Window Installed in 2025 (with FENSA Certificate)**

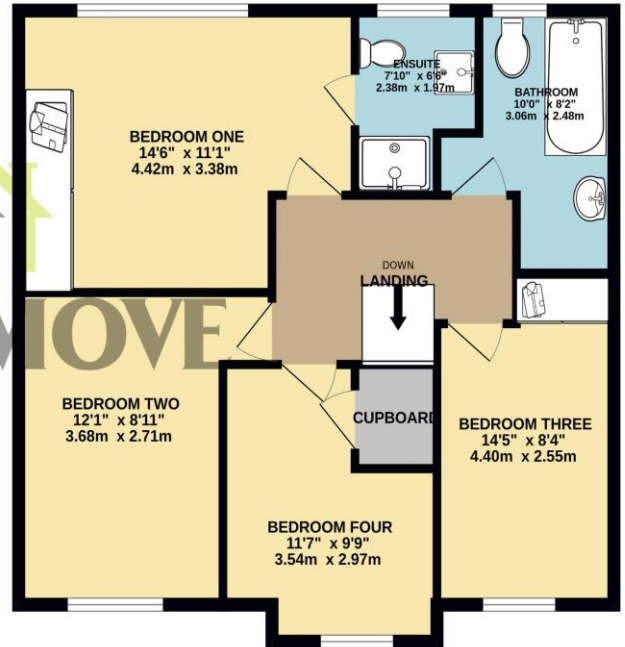
*** FREEHOLD, Council Tax Band E & EPC Rating D**



GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1600 sq.ft. (148.7 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		79 C
55-68	D	68 D	
39-54	E		
21-38	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.