

Hesketh Lane,  
Tarleton



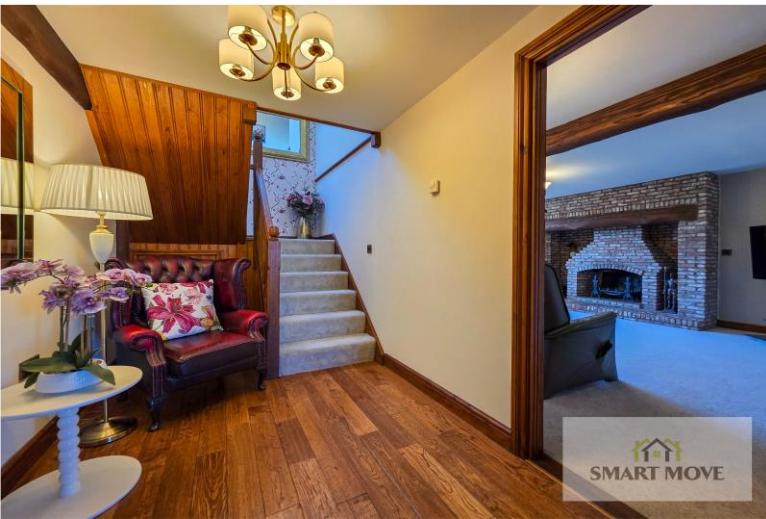
Asking Price **£499,995**



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This distinctive detached family home will be recognisable to many local residents, due to its fantastic curb-appeal and pretty visage, which shall not disappoint once you step foot inside to see the generous accommodation within. Sprawling a deceptively spacious interior of around 2,272 sq ft, this FIVE bedroom home is truly different to any others available locally and as such, is highly recommended viewing.

The internal layout of the property in brief includes: entrance hall with built in storage cupboards and staircase to the first floor. ground floor WC, study / home office, large lounge with stunning exposed brick inglenook fireplace and open fire (though there is also a gas point here, should the purchaser prefer a gas fire,) recently upgraded open plan WOW factor kitchen and breakfast room with trio of skylight windows to the rear and the integral double garage complete the ground floor accommodation. NB: In the garage there is a utility area with fitted units and space for a dishwasher, washing machine and tumble dryer.

To the first floor is a central landing, master bedroom with through dressing room (which has two fitted wardrobes as well as a storage cupboard) and en suite shower room off, bedrooms two and three (both with fitted wardrobes / storage,) bedrooms four and five and the family bathroom. NB: The property has underfloor heating to both the ground and first floors, which can be independently controlled in order to tailor the heating of the property to the owners preferences.

Off road parking for a number of vehicles is available in front of the property, both on the sweeping block paved driveway with electric gated entrance, as well as within the integral double garage (which has an electric main door.) The garden is situated to the rear of the property and boasts a private enclosed garden with established lawn, paved sun terrace and a fenced perimeter.

**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.



**\* Five Bedroom Detached Family Home circa 2,260 sq ft**

**\* Potential to Convert the Garage or Extend to the Rear (Subject to PP)**

**\* Ground Floor Study / Home Office**

**\* Master Bedroom with Dressing Room & En Suite**

**\* Freehold & Council Tax Band F**



**\* Sweeping Block Paved Driveway with Electric Gates**

**\* Lounge with Exposed Brick Inglenook Open Fireplace**

**\* Amazing Open Plan Kitchen Breakfast Room**

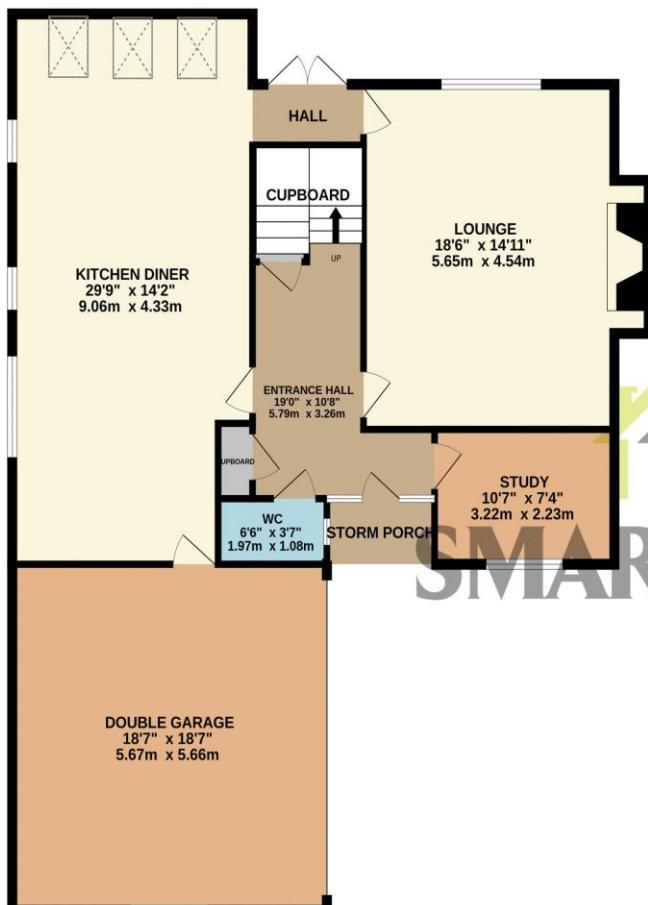
**\* Ground Floor WC & First Floor Bathroom**

**\* UPVC DG, Independent Underfloor Heating to Ground & First Floors & EPC - C**



GROUND FLOOR  
1329 sq.ft. (123.5 sq.m.) approx.

1ST FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



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TOTAL FLOOR AREA: 2260 sq.ft. (209.9 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	80 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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PRS Property Redress Scheme

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