



22 BLACKGATE LANE, TARLETON, PRESTON, PR4 6US

TO LET | £1,000 PCM

Description

A well-presented two-bedroom detached property occupying a desirable residential position within easy walking distance of Tarleton village centre. The property has been well maintained throughout and is presented in good decorative order, offering bright and comfortable accommodation that is ready for immediate occupation.

Occupying a generous plot, the property benefits from a substantial driveway, which currently provides ample off-road parking. A detached garage provides useful additional storage space. Gardens are situated to both the front and rear of the property, with the enclosed rear garden featuring a patio seating area, providing an ideal space for outdoor dining or entertaining.

Location

Conveniently located close to the heart of Tarleton village, the property enjoys easy access to an excellent range of local amenities, including schools, independent shops, supermarkets, cafés, public houses and healthcare facilities. The location also benefits from good transport links to the surrounding towns and villages, making it well suited to both commuters and those seeking the convenience of village living.

Offering a combination of well-proportioned accommodation, generous outside space and an excellent location, the property would be particularly well suited to a professional couple, a small family or those looking to downsize whilst retaining the benefits of a detached home with ample parking and attractive gardens.



☎ 01772 419277
✉ info@wignalls.land
🌐 wignalls.land

311 Hesketh Lane
Tarleton, Preston
PR4 6RJ



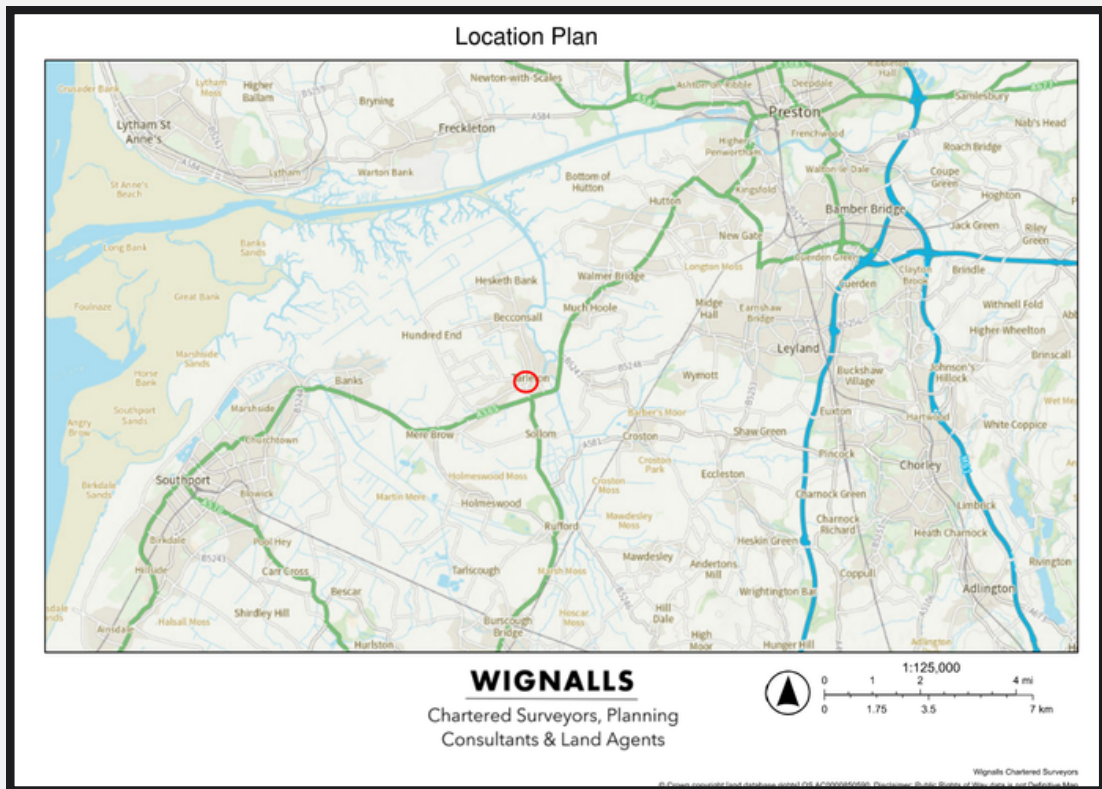
WIGNALLS



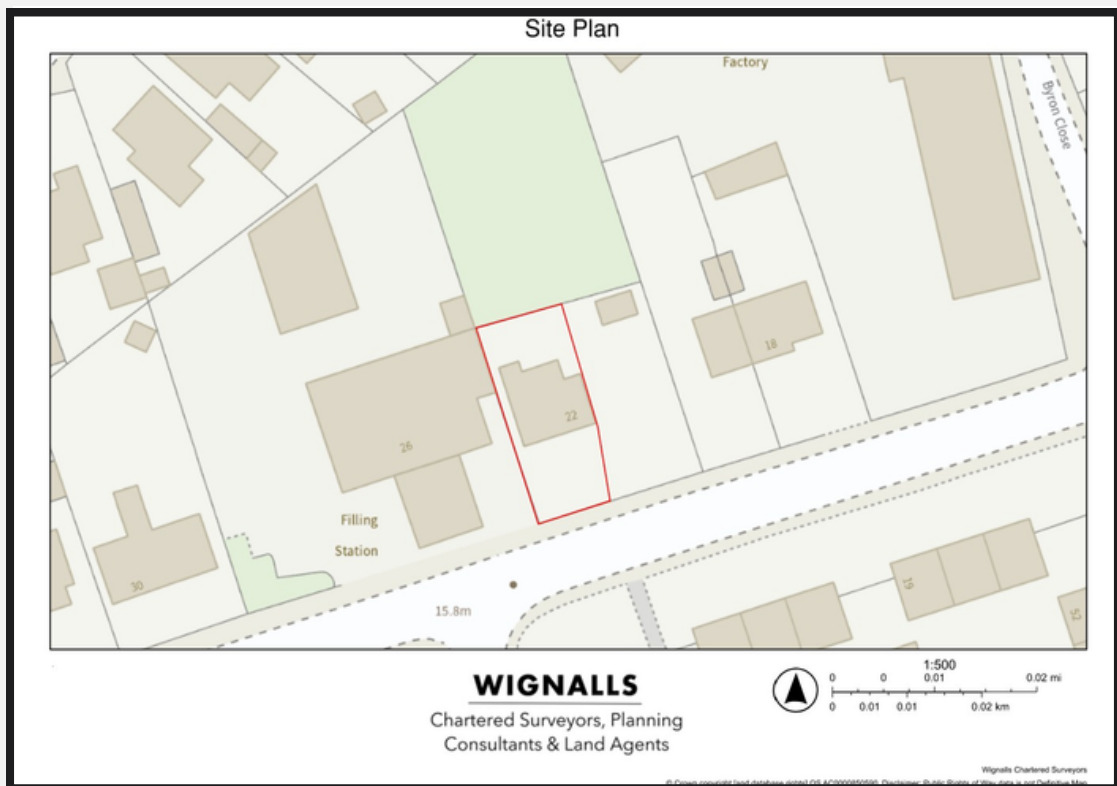
☎ 01772 419277
 ✉ info@wignalls.land
 🌐 wignalls.land

311 Hesketh Lane
 Tarleton, Preston
 PR4 6RJ

WIGNALLS



Location Plan



Site Plan



☎ 01772 419277
✉ info@wignalls.land
🌐 wignalls.land

311 Hesketh Lane
Tarleton, Preston
PR4 6RJ



GENERAL REMARKS

Local Authority: West Lancashire Borough Council

Services: The property benefits from Gas, Electric, Water and Sewerage. Please note that none of these services have been tested and we encourage that prospective tenants make their own enquiries into the property's services.

What Three Words: ///discloses.centuries.bangle

GSC: The subject property has a valid Gas Safety Certificate until June 2027

EICR: The subject property has a valid Electrical Installation Condition Report until October 2029

EPC: D

Viewings and enquiries: Viewings are strictly by prior appointment through Wignalls Chartered Surveyors and are accompanied where appropriate. To arrange a viewing, please contact our office on 01772 419277 or email info@wignalls.land. Please do not attend the property without a confirmed appointment.

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

The Landlord 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 tenant looking to offer on the property confirmation of the Tenant's ability to fund the lease, 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.



☎ 01772 419277
✉ info@wignalls.land
🌐 wignalls.land

311 Hesketh Lane
Tarleton, Preston
PR4 6RJ

WIGNALLS