

**Hesketh Lane,  
Tarleton**

  
**SMART MOVE**



Asking Price **£285,000**



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Available For Sale with benefit of NO ONWARD CHAIN and vacant possession, as well as a recently modernised interior, this traditional detached home is sure to impress once seen in person. During the current owners time here, they have undertaken numerous upgrades, such as re-wiring, new floors and flooring, new driveway to the front (done with planning permission granted,) new kitchen and décor throughout, making it a home that you can move straight into.

The internal layout of the property in brief includes: entrance porch with internal door into the entrance hall, which has stairs leading to the first floor and steps off on either side into the lounge and dining room. The kitchen stretches across the rear of the property and has only recently been fitted, offering an excellent range of eye and base level wall units and ample work surface areas. Off the kitchen is a further reception room, currently used as a snug and has a ground floor WC off. To the first floor is a central landing, bedrooms one and two (both of which have fitted wardrobes,) bedroom three, the family bathroom and separate WC.

To the front of the property is a spacious gravelled driveway for 2 cars, though there is potential to use more of the frontage for additional parking if needed, as there is also a feature tree planted centrally and a shrubbery border to the front. Access to the rear is through gated access off the front driveway, as well as through double gates to the rear for further parking, as at the end of the rear garden is space to park another vehicles on a paved driveway, as well as within the detached garage. Also to the rear is a lawned garden and paved sun terrace, which is enclosed by a fenced perimeter. NB: Vehicular access to the rear is along a shared farm access road, which this property has right of access over.

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 Co-op, Spar and Aldi.





**\* Recently Upgraded Three Bedroom Detached House**

**\* Lounge, Dining Room & Snug**

**\* Ground Floor WC**

**\* Three Good-Sized Bedrooms**

**\* Lawned Rear Garden with Patio**

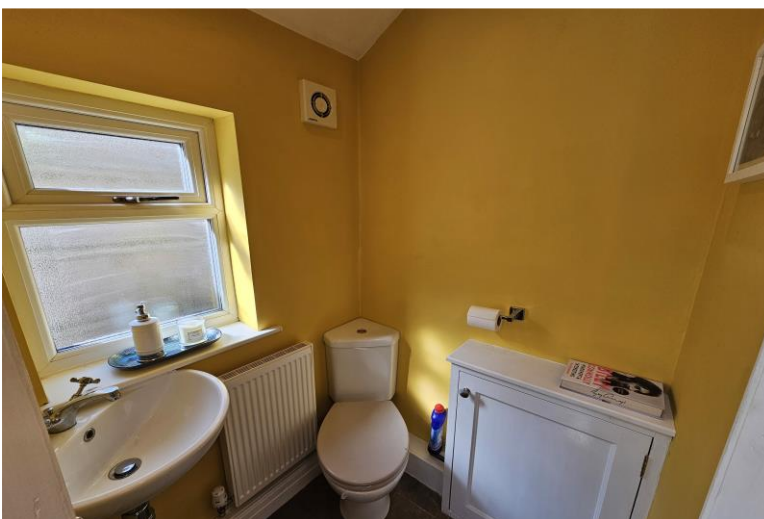
**\* No Onward Chain & Vacant Possession**

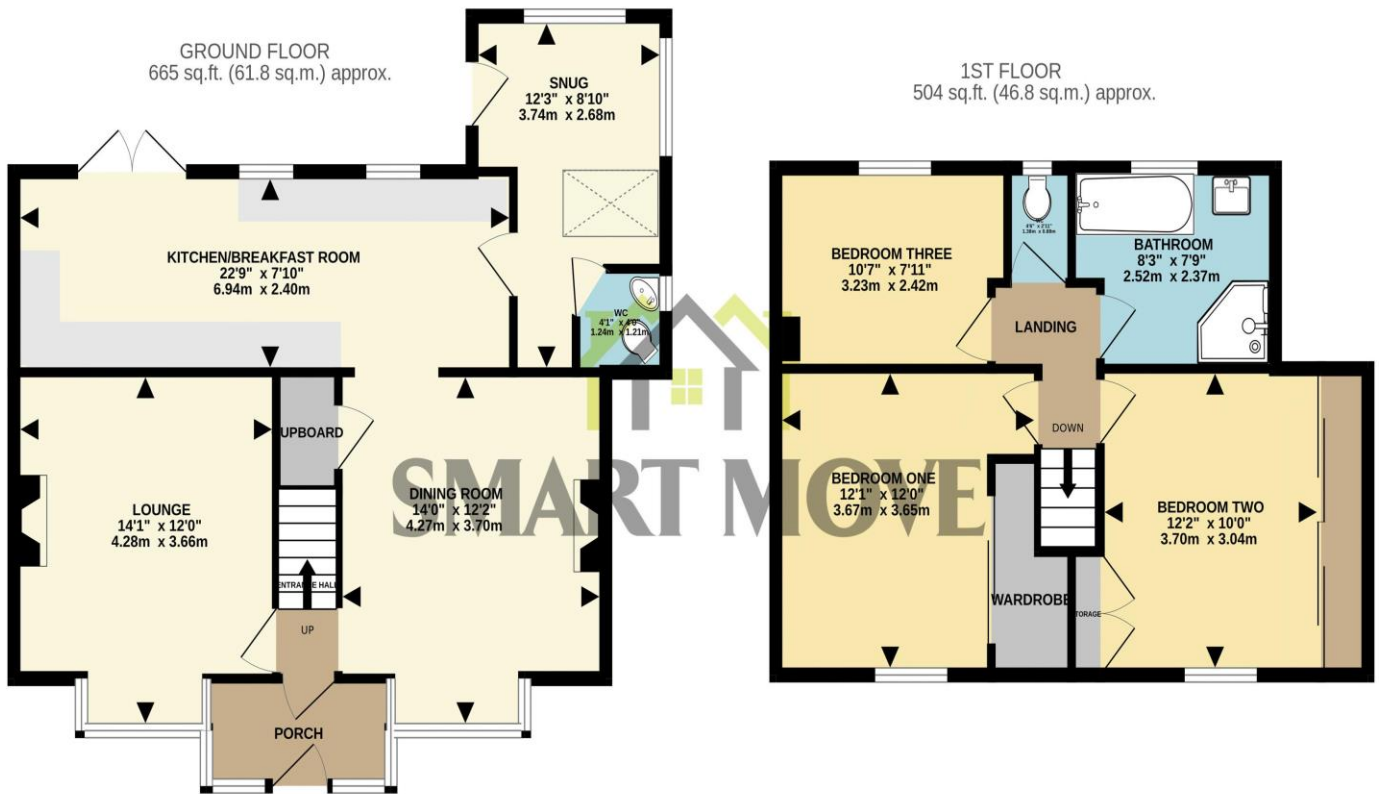
**\* Spacious Kitchen - Recently Installed**

**\* First Floor Bathroom & Separate WC**

**\* Driveways to the Front & Rear plus Detached Garage**

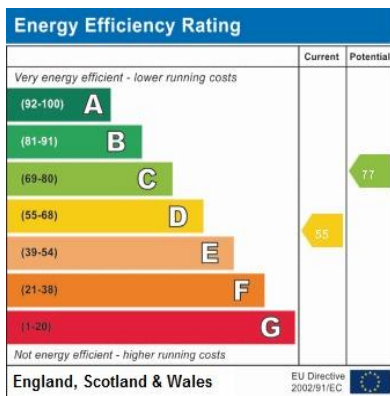
**\* Freehold, UPVC DG, GCH & EPC Rating of D**





TOTAL FLOOR AREA: 1169 sq.ft. (108.6 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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Address:  
 Hesketh Lane, Tarleton

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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.

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