BEN ROSE



Carr View Close, Tarleton, Preston

Offers Over £324,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom detached family home, situated within a quiet cul-de-sac in the popular village of Tarleton. Finished to a modern standard throughout, this lovely property offers spacious and well-proportioned accommodation, making it an ideal purchase for growing families looking for a home they can move straight into. The village of Tarleton offers a fantastic range of everyday amenities, including local shops, supermarkets, cafés, pubs and well-regarded schools, with Tarleton Academy and several primary schools nearby. There are also excellent bus connections to Preston, Southport and Ormskirk, while Croston and Rufford railway stations provide further transport links. For those commuting by car, the A59 offers convenient access to the wider road network, including the M6, with Preston, Southport and Ormskirk all within comfortable travelling distance. The surrounding area also offers plenty of opportunities to enjoy the outdoors, with the Leeds and Liverpool Canal and various countryside walks close by.

Entering the property, you are welcomed into a spacious reception hall, with the staircase positioned centrally and a convenient WC located just off the hallway. To the right, you will find the generous lounge, which benefits from a dual-aspect outlook and an attractive bay window, allowing plenty of natural light to fill the room. There is also useful under-stair storage, providing additional practicality. Moving across to the opposite side of the property, you will find the impressive modern fitted kitchen/diner, offering an excellent space for both everyday family life and entertaining. The kitchen is fitted with a range of integrated appliances, including a dishwasher, oven, microwave and fridge/freezer, alongside a handy breakfast bar for more casual dining. French doors provide direct access out to the garden, creating a lovely connection between the indoor and outdoor spaces.

Moving upstairs, the first floor landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom is a particularly attractive feature, offering generous proportions, dual-aspect windows which create a bright and airy feel, and the added luxury of its own modern en-suite shower room. The remaining two bedrooms offer versatile accommodation, ideal for children, guests or even a dedicated home office, depending on a family's needs. Completing the first floor is the contemporary three-piece family bathroom, finished to a modern standard and serving the additional bedrooms.

Externally, the property benefits from a driveway positioned to the side of the home, providing off-road parking for up to two vehicles and leading directly to the detached garage, offering further storage or potential for additional practical use. There is also a paved garden area to the side, conveniently accessed from the driveway. With its attractive detached design, modern interiors, excellent room proportions and peaceful cul-de-sac position, this is a fantastic opportunity to acquire a well-maintained family home in a popular village location. Early viewing is highly recommended to fully appreciate everything this lovely property has to offer.










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BOSCH


It's kind of
FUN
to do the
IMPOSSIBLE.
Walt Disney












OHANA
family
REHAB.
REHAB.


PEANUTS


Luke's
HEIR of STORMS
TIDES of FORTUNE
J.K.ROWLING
TOM DALEY
BOOK-TROVERT


SELFRIDGES
THE STARS ON THE DAY YOU BECAME MY DADDY







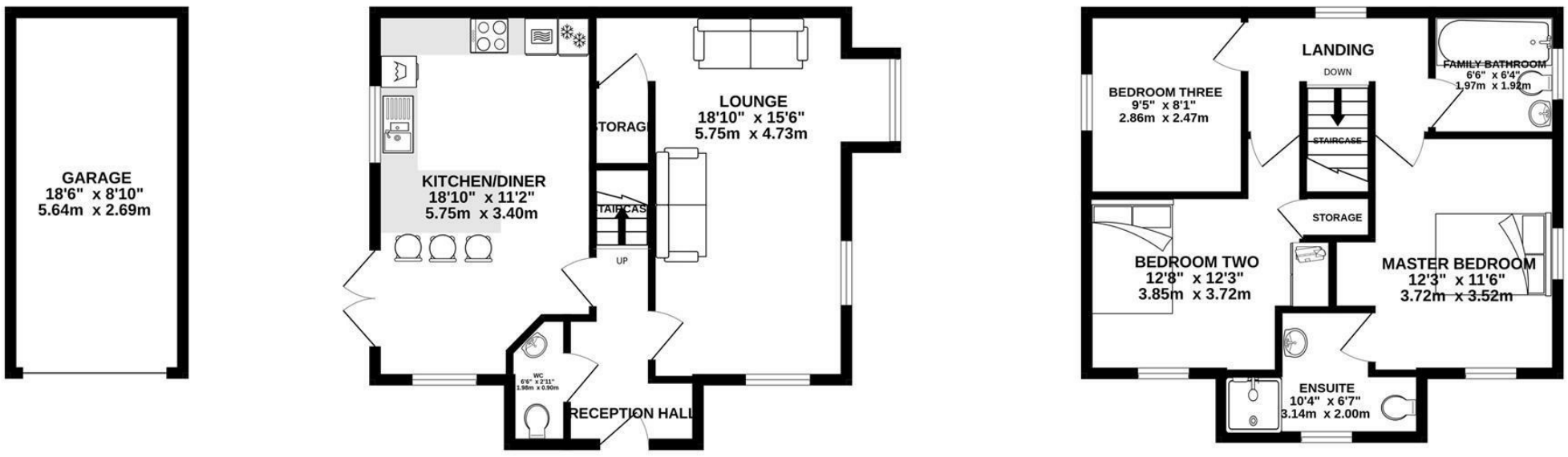


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GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

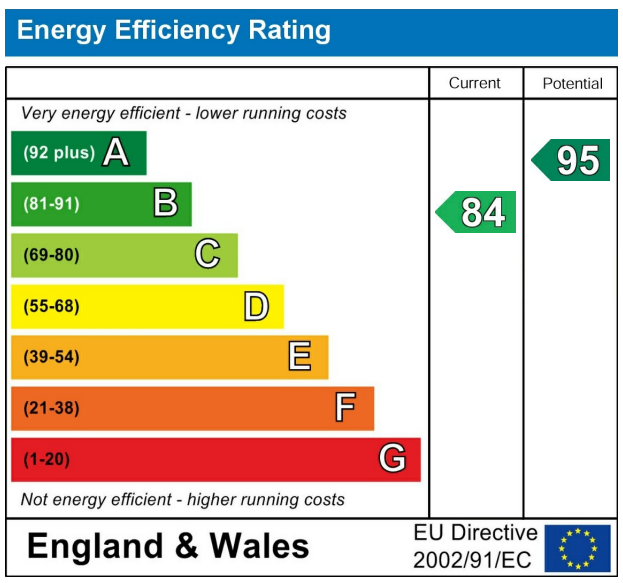
1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.

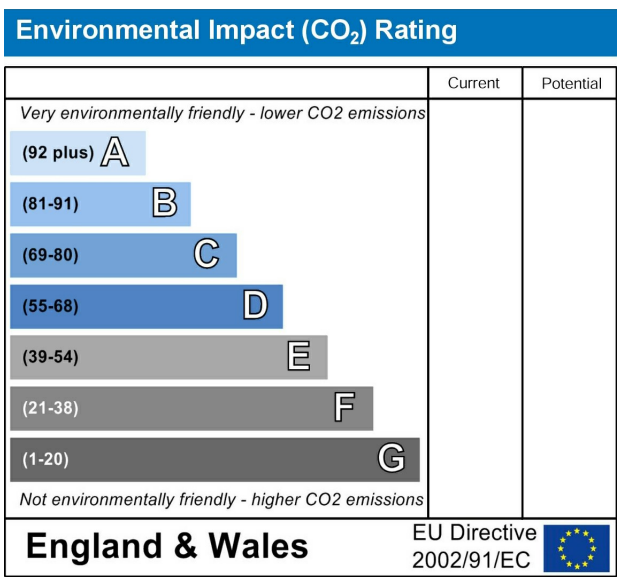


TOTAL FLOOR AREA : 1145 sq.ft. (106.4 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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