



Brick Kiln Way, Tarleton, Preston

Offers Over £219,950

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, ideally situated in the sought-after village of Tarleton, Lancashire. Offering a perfect blend of modern living and countryside charm, this property is ideal for couples and families alike. The home enjoys a pleasant open aspect to the front, boasting panoramic views across the surrounding countryside and benefiting from a position that is not overlooked. Tarleton provides a peaceful village setting while remaining well-connected, with convenient bus links to both Preston and Southport, as well as easy access to the M6 motorway network. The nearby village of Hesketh Bank offers a variety of local amenities including independent shops, pubs, restaurants and well-regarded primary schools, making this an attractive and practical location.

Upon entering the property, you are welcomed into a bright entrance hall with access to a convenient ground floor WC. To the front, the lounge provides a comfortable and inviting living space, enhanced by natural light and views of the countryside. To the rear, the heart of the home is the impressive full-width kitchen/dining room, featuring a modern fitted kitchen complete with a built-in gas hob, oven and dishwasher. There is ample space for dining, and French doors open out onto the rear garden, creating an ideal setting for both everyday living and entertaining.

Moving upstairs, the first floor offers three well-proportioned bedrooms. The master bedroom is a generous double and benefits from its own ensuite shower room. Bedroom two is also a comfortable double, whilst the third bedroom offers flexibility as a single room or home office. Completing the first floor is a contemporary three-piece family bathroom.

Externally, the property features a driveway to the front providing off-road parking for up to two vehicles. The rear garden is well-maintained and offers a paved patio area, a lawn and is enclosed by high fencing for added privacy. This home presents an excellent opportunity for those seeking a modern property in a desirable village location.













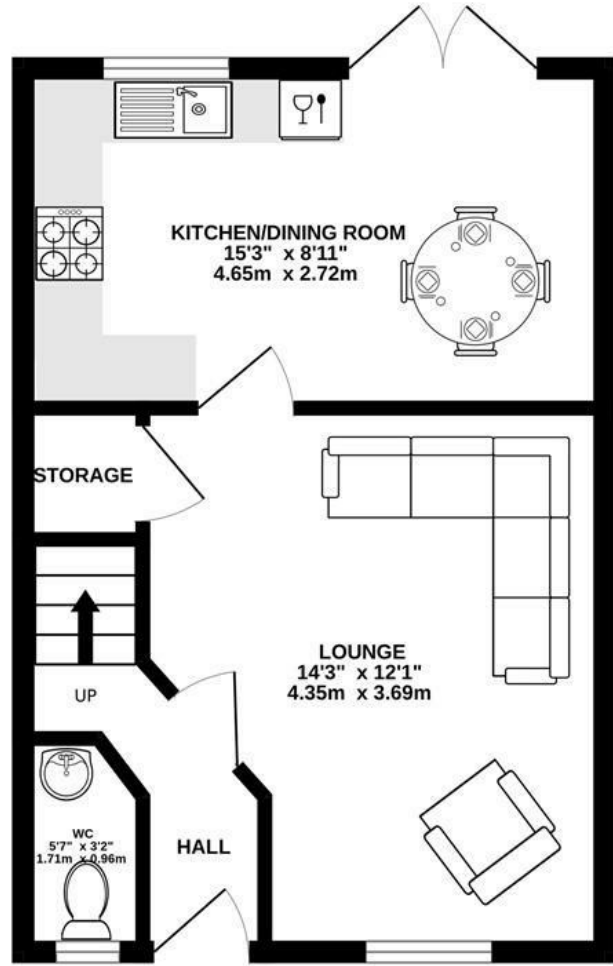




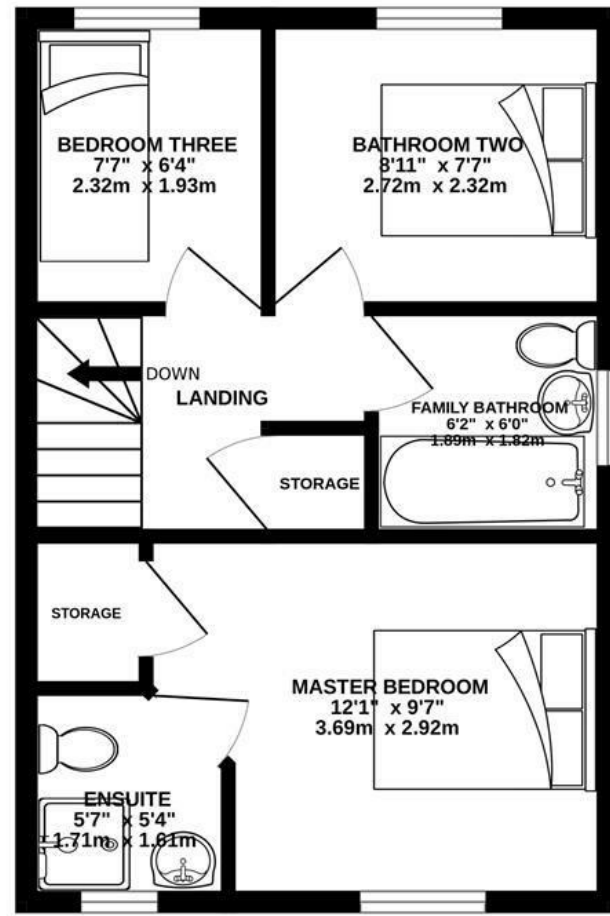




GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.7 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

