



Carr Lane, Tarleton, Preston

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom terraced property situated within the sought-after village of Tarleton, Lancashire. Full of character and warmth, this delightful home is perfectly suited towards first time buyers, couples or those looking to downsize whilst still enjoying spacious accommodation and beautiful outdoor space. The property enjoys a convenient village location close to a range of local amenities including independent shops, cafés, supermarkets and well-regarded pubs, whilst also benefiting from excellent transport links via nearby bus routes and easy access to the A59, providing straightforward travel to Preston, Southport and surrounding Lancashire towns. Nearby railway stations can be found in Croston and Preston, offering direct rail connections for commuters, whilst the area itself is well known for its semi-rural surroundings, scenic walks and welcoming community atmosphere.

Stepping through the porch, you are welcomed directly into the spacious front lounge, a cosy yet inviting living space bursting with character. Featuring an original wooden entrance door, attractive beamed ceiling and views overlooking the front garden, the lounge creates a warm and homely feel from the moment you enter. Moving through to the kitchen at the rear, the property continues to showcase its charm with another original wooden door alongside a distinctive corner staircase adding further personality to the home. The kitchen benefits from vinyl plank flooring, a range of integrated appliances and pleasant views overlooking the rear yard and secluded garden beyond. To the rear of the kitchen, access is provided to the family bathroom which is fitted with an overhead shower, as well as an external door leading outside.

Ascending to the first floor, the property offers two well-proportioned bedrooms. The generous master bedroom enjoys views overlooking the front garden and provides a comfortable retreat, whilst the second bedroom benefits from delightful outlooks across the beautiful rear garden, creating a peaceful and relaxing atmosphere. Both rooms offer versatile accommodation suitable for a variety of lifestyles and needs.

Externally, the property benefits from a low-maintenance gravel front garden leading up to the entrance porch, enhancing the home's kerb appeal. To the rear, a private back yard area provides access to the stunning secluded rear garden, offering a wonderful outdoor space ideal for relaxing, entertaining or enjoying the warmer months in peace and privacy. A handy garden shed positioned at the bottom of the garden provides additional outdoor storage. Combining characterful features, a desirable village setting and beautifully secluded outdoor space, this charming home presents an excellent opportunity for buyers seeking comfort, charm and convenience in equal measure.















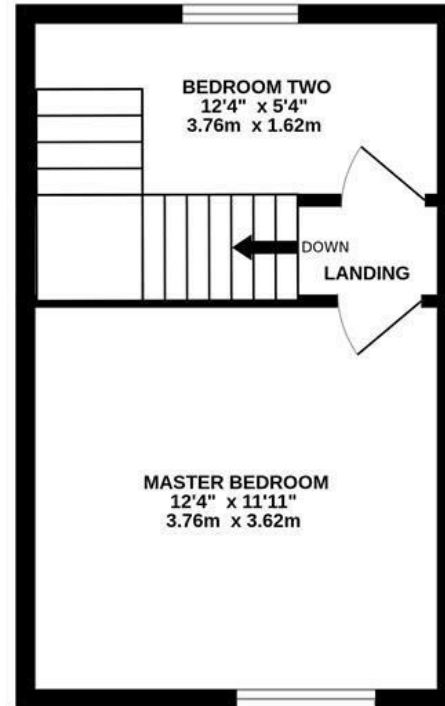
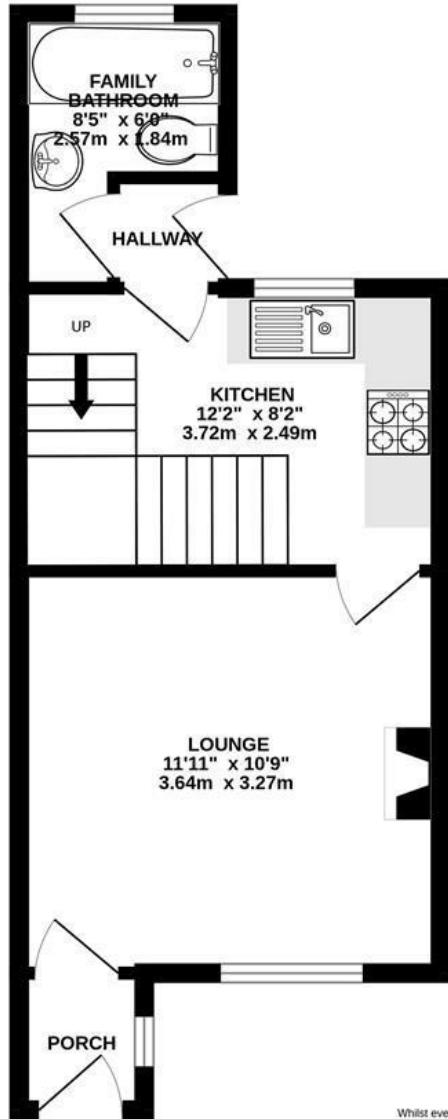






GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.

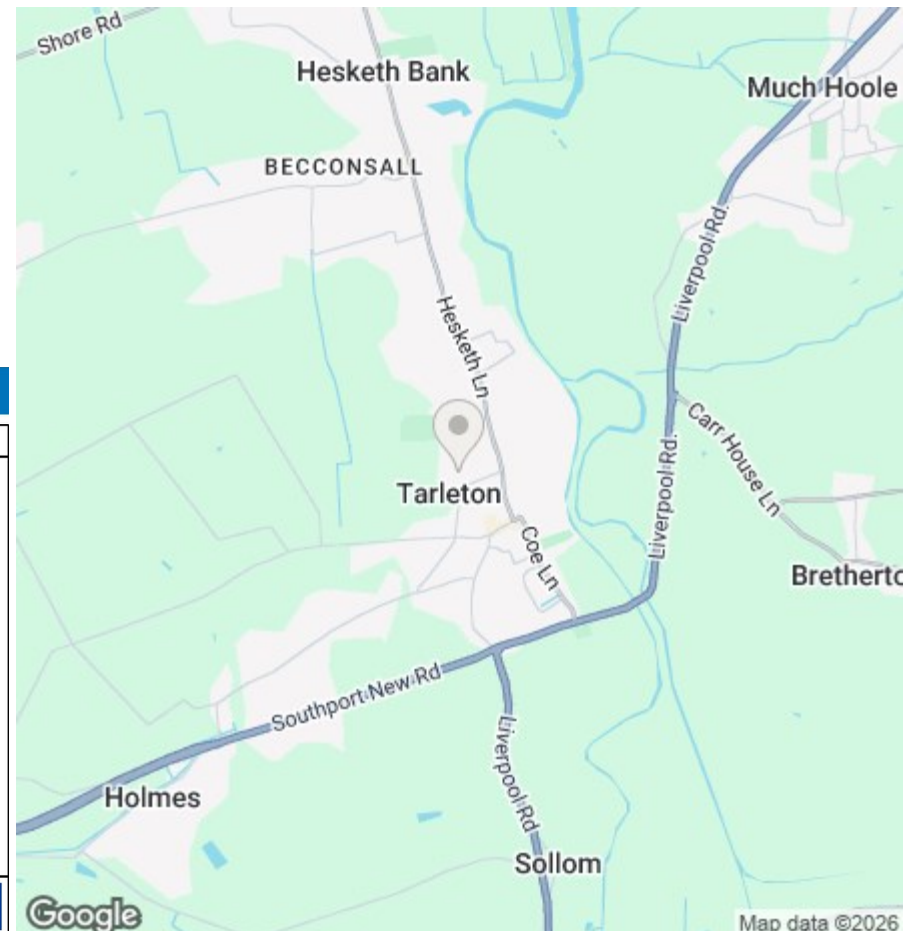
1ST FLOOR
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	