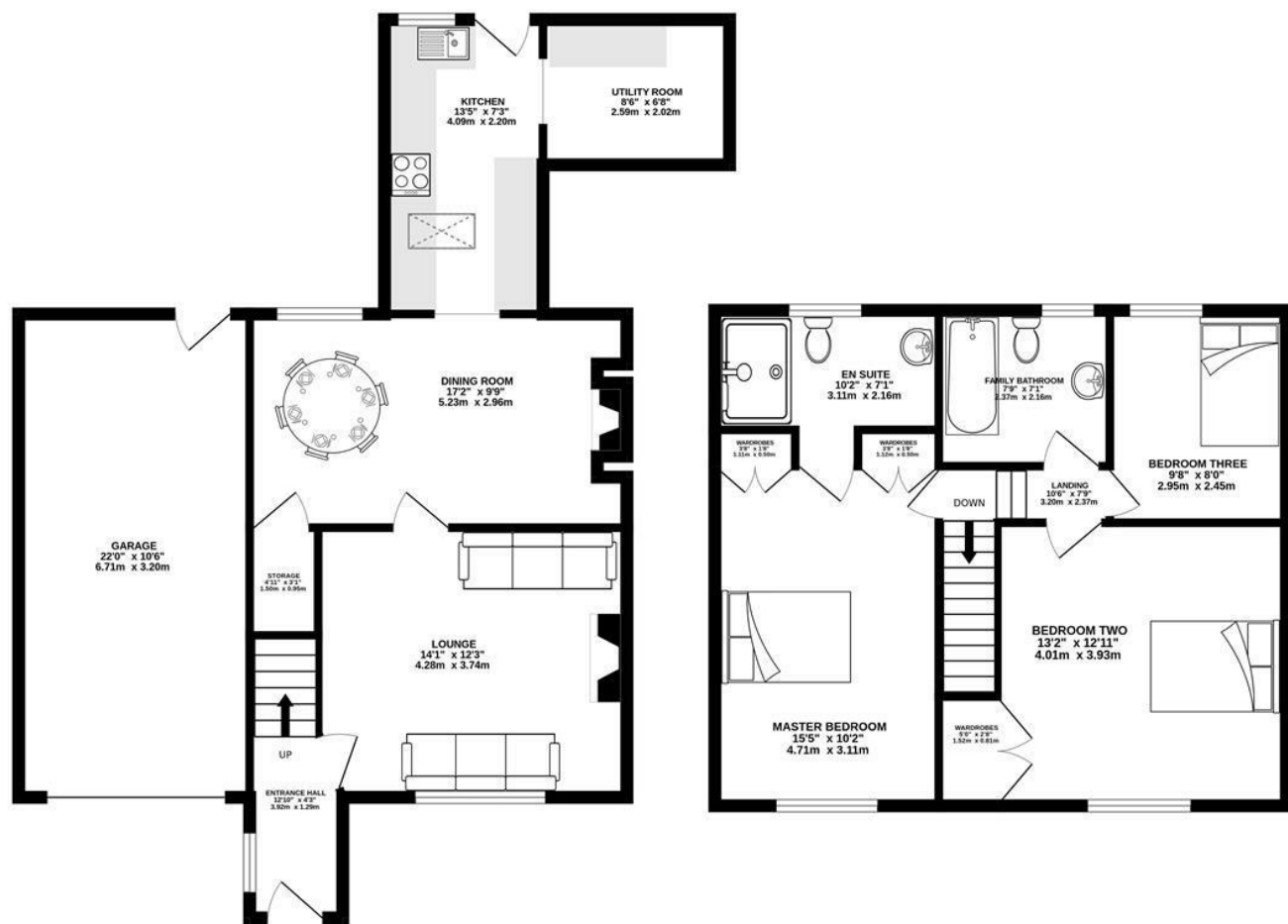


GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.

1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.

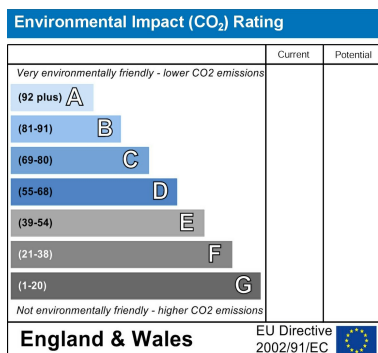
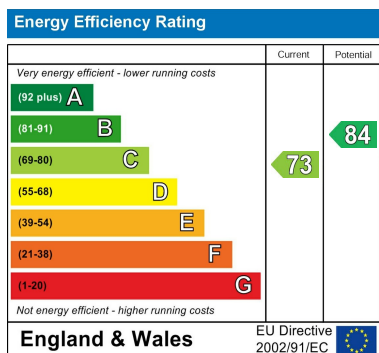


TOTAL FLOOR AREA: 1361 sq.ft. (126.4 sq.m.) approx.

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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BEN  ROSE



Fermor Road, Tarleton, Preston

Offers Over £289,950

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property, situated in the sought-after village of Tarleton, Preston. Offering a wonderful blend of character features and modern finishes throughout, this spacious family home provides versatile living accommodation ideal for growing families looking to enjoy village life whilst remaining well connected. Tarleton is highly regarded for its welcoming community atmosphere, excellent local schools, independent shops, cafés and everyday amenities. The property also benefits from convenient travel links, with easy access to the A59 and nearby motorway connections including the M6 and M58, making commuting to Preston, Southport, Liverpool and Manchester straightforward. Regular bus routes serve the area, whilst nearby train stations in Preston and Rufford provide rail connections further afield. The surrounding countryside, local walks and nearby attractions such as Mere Brow and the Ribble Estuary also make this a desirable location for families and outdoor enthusiasts alike.

Entering the home, you are welcomed into a unique entrance hall boasting impressive high ceilings and a striking feature window that creates a bright and inviting first impression. The hallway leads through to the homely lounge, a comfortable space enhanced by a feature fireplace and an abundance of natural light. Continuing further into the property, you will find the spacious dining room, perfectly suited for family gatherings and entertaining, complete with a beautiful stone fireplace housing a log-burning stove which adds warmth and character to the room. Flowing from the dining area is the modern L-shaped kitchen and utility space, designed with practicality in mind and benefiting from ample cabinet storage, generous worktop space and a skylight overhead that fills the room with natural light.

BEN  ROSE

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