

BEN ROSE



Greenways, Tarleton, Preston

Offers Over £499,950

Ben Rose Estate Agents are pleased to present to market this beautifully maintained and highly versatile four bedroom detached family home, ideally situated within a quiet and private cul-de-sac in the highly sought-after village of Tarleton. Offering spacious rooms throughout, this impressive home is perfectly suited to families looking for a peaceful and safe setting while remaining within easy reach of a wide range of amenities. Both Tarleton and Hesketh Bank boast a welcoming community atmosphere, with local shops, pubs, schools and eateries all within walking distance, while excellent bus links provide direct routes to both Preston and Southport. For commuters, the nearby M6 and M61 motorways offer superb access to surrounding towns and cities. The property is also ideally placed for those who enjoy the outdoors, with picturesque countryside and the nearby Ribble Estuary providing scenic views and delightful walking routes. With the added benefit of being offered with no onward chain, this is a wonderful opportunity to acquire a spacious family home in a highly desirable location.

Entering through the porch, you are welcomed into a spacious entrance hall which provides access to all of the ground floor accommodation and benefits from useful under-stair storage. To the front of the property is a convenient shower room, followed by a good-sized study which offers excellent versatility and could equally be utilised as a fifth bedroom, guest room or playroom depending on the needs of the new owners. Moving through the property, the beautifully maintained kitchen is fitted with an abundance of wall and base units, complemented by a large window which allows plenty of natural light into the room. There is ample space for freestanding appliances as well as a four-person dining table, while the kitchen also provides access to a useful store room and a good-sized utility room.

The utility benefits from plumbing, a sink and ample space for a washing machine, tumble dryer and laundry facilities.

Returning to the entrance hall, you will find the good-sized dining room, which comfortably accommodates a large family dining table and provides access through to both the lounge and sun room. The lounge is accessed via sliding doors, creating a seamless connection between the principal living spaces. Running along the rear of the home, the generous south-facing sun room enjoys lovely views across and direct access to the garden, making this a particularly enjoyable additional reception space. Completing the ground floor is the impressive lounge, which spans the length of the property and benefits from dual-aspect windows, allowing plenty of natural light to flood the room, together with a traditional gas fire creating a welcoming focal point.

To the first floor, the spacious landing provides access to all four bedrooms, the family bathroom and a generous airing and storage cupboard. All four bedrooms are comfortable doubles and benefit from fitted storage, with the particularly impressive master bedroom spanning the length of the home. The master enjoys dual-aspect windows, fitted storage and access onto a private balcony overlooking the garden, as well as a good-sized ensuite shower room. Bedrooms two and three also benefit from their own wash basins, while the family bathroom is particularly well appointed with a five-piece suite comprising a bidet, bath and corner shower.

Externally, the property benefits from a private road setting and attractive mature surroundings, with established shrubs and trees creating a pleasant sense of privacy. To the front is a lawned garden alongside a driveway providing parking for up to five cars, while to the rear is a detached double garage offering excellent additional storage. The private rear garden is a generous and secluded space, featuring mature tall trees, a patio and lawn, together with a built-in BBQ wall, making it well suited to both relaxing and entertaining during the warmer months. The garden is south facing, further enhancing its appeal.

Additional benefits include a new boiler, double glazing throughout, cavity wall insulation, loft insulation and the inclusion of the white goods, curtains and fittings with ownership of the land extends to the centre of the road. Offering exceptional versatility, generous proportions and a peaceful yet convenient setting close to both primary and secondary schools, this highly desirable family home provides a fantastic opportunity for those seeking space, privacy and comfortable family living in Tarleton.







































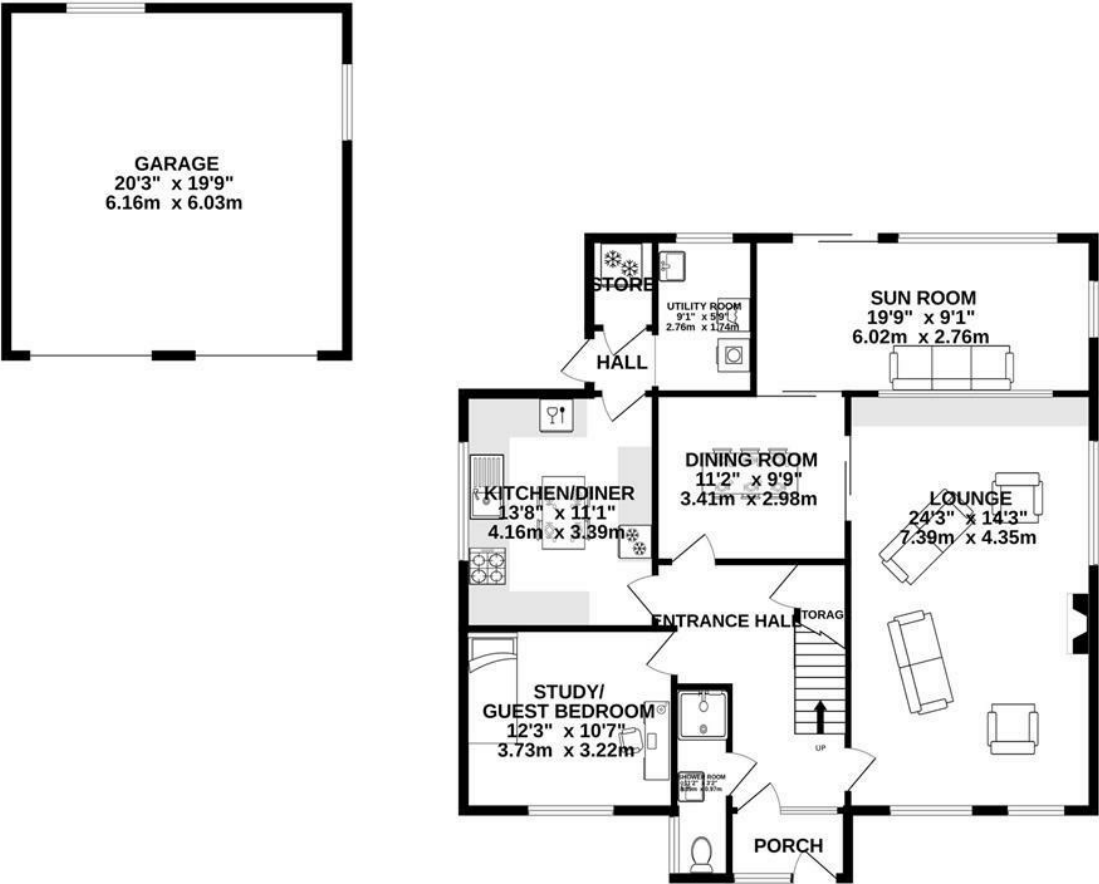




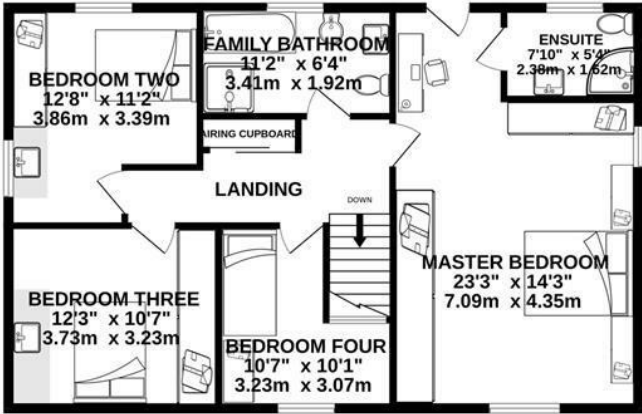


BEN ROSE

GROUND FLOOR
1587 sq.ft. (147.4 sq.m.) approx.



1ST FLOOR
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 2438 sq.ft. (226.5 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		
(81-91) B		
(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	

