



Kearsley Avenue, Tarleton, Preston

Offers Over £229,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom end-terrace home, finished to a modern standard throughout and perfectly suited to growing families seeking generous indoor and outdoor living space. Offering well-proportioned accommodation and an exceptional rear garden extending to approximately 180ft, this attractive home provides the ideal balance of comfort and practicality. Situated in the highly desirable village of Tarleton, the property enjoys a fantastic setting close to a range of local amenities including shops, supermarkets, cafés, schools and leisure facilities. Excellent transport links are also within easy reach, with regular bus services through the village, nearby train stations at Southport and Preston, and convenient access to the A59, connecting to Preston, Southport and the wider motorway network including the M6 and M55. The area also benefits from beautiful surrounding countryside and picturesque walks, making it an ideal location for family life.

Upon entering the home, you are welcomed by an entrance vestibule which leads to the first-floor staircase and opens directly into the spacious lounge. This inviting reception room offers an excellent amount of living space and flows seamlessly towards the rear of the property into the equally impressive kitchen/diner. The kitchen has been thoughtfully designed with a modern finish, featuring ample worktop space including a peninsula, stylish cabinetry and a range of integrated appliances. There is plenty of room for a family dining table, creating a sociable hub of the home, while stunning tri-fold doors open onto and frame views of the beautiful rear garden, allowing natural light to flood the space.

To the first floor, the landing provides access to three well-proportioned bedrooms, all of which offer comfortable accommodation for family living. The principal bedroom further benefits from a built-in wardrobe, providing useful storage space. Completing the first floor is the contemporary three-piece family bathroom, finished to a modern standard and serving the household with ease.

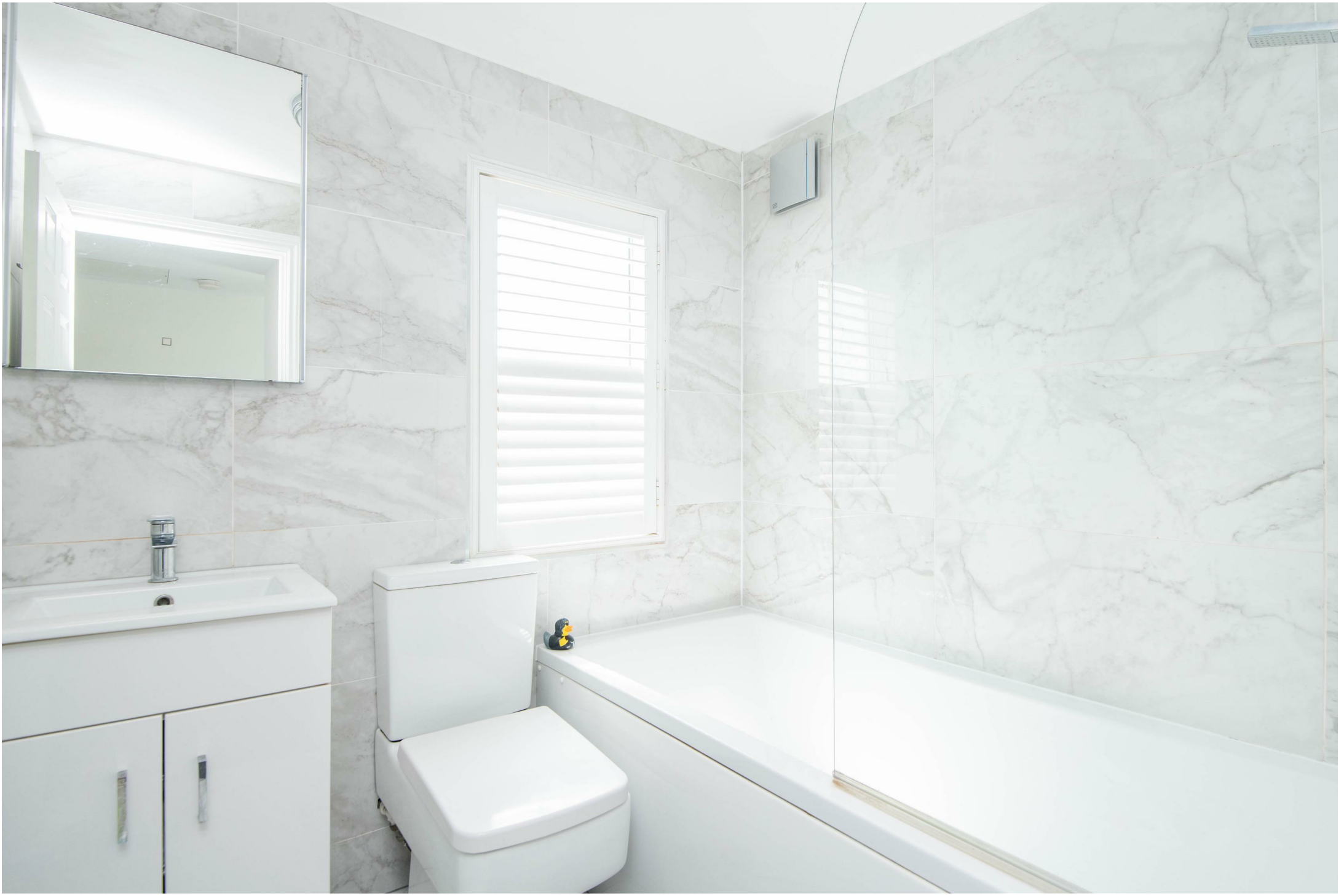
Externally, the property continues to impress with a generous driveway to the front providing off-road parking for multiple vehicles, alongside an attractive front garden centrepiece featuring established flower beds that enhance the home's kerb appeal. The true highlight of this property is undoubtedly the magnificent rear garden, extending to approximately 180ft in length. Beautifully maintained, the garden is predominantly laid to lawn and complemented by mature trees and well-stocked flower beds, creating a peaceful and private outdoor retreat. A contemporary paved seating area provides the perfect spot for outdoor dining and entertaining, while a useful storage shed sits at the end of the garden. Combining stylish interiors, generous living accommodation and an outstanding garden rarely found with properties of this type, this is a wonderful family home in a highly sought-after village location.





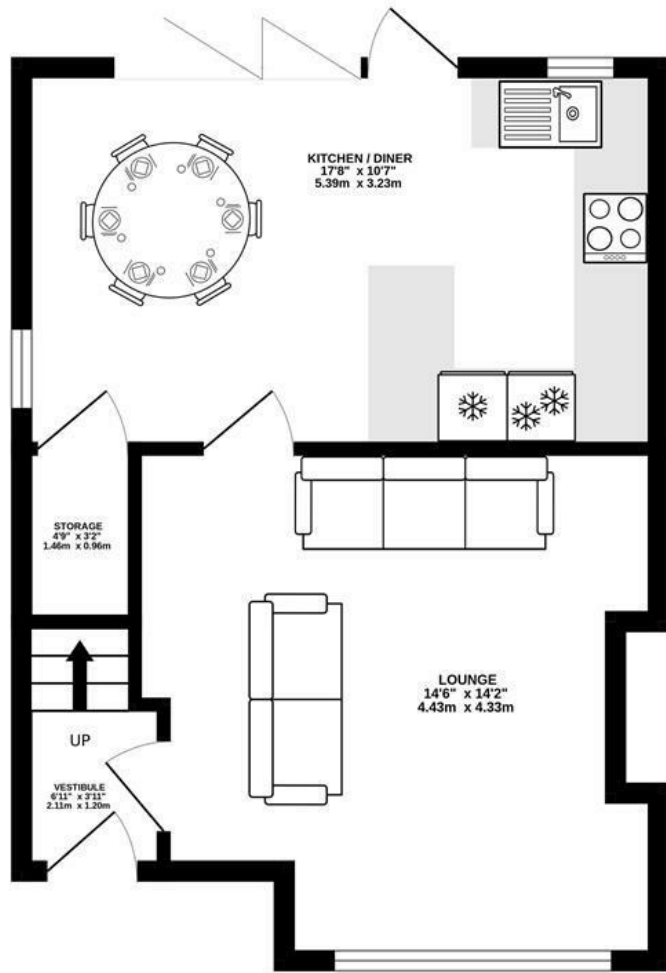




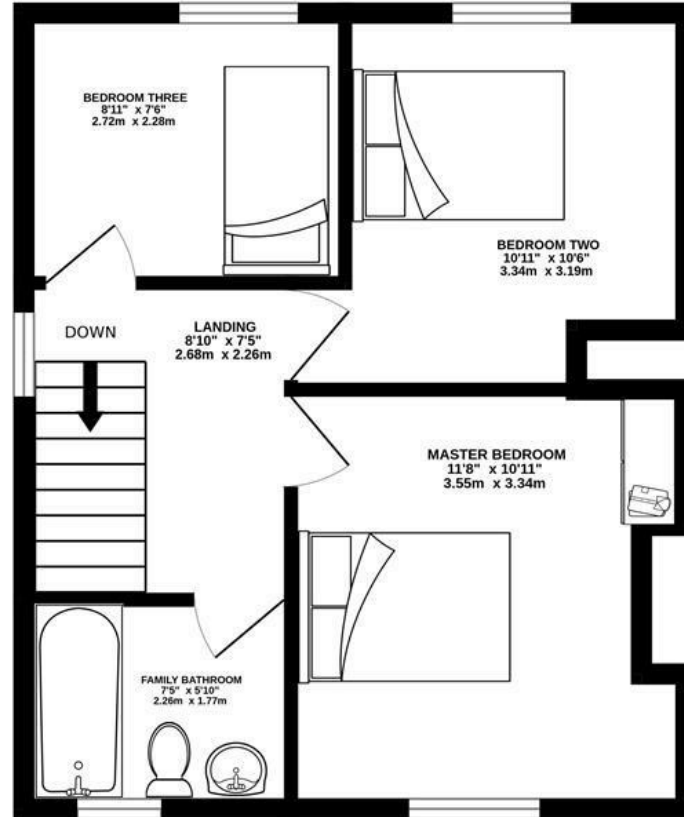




GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.

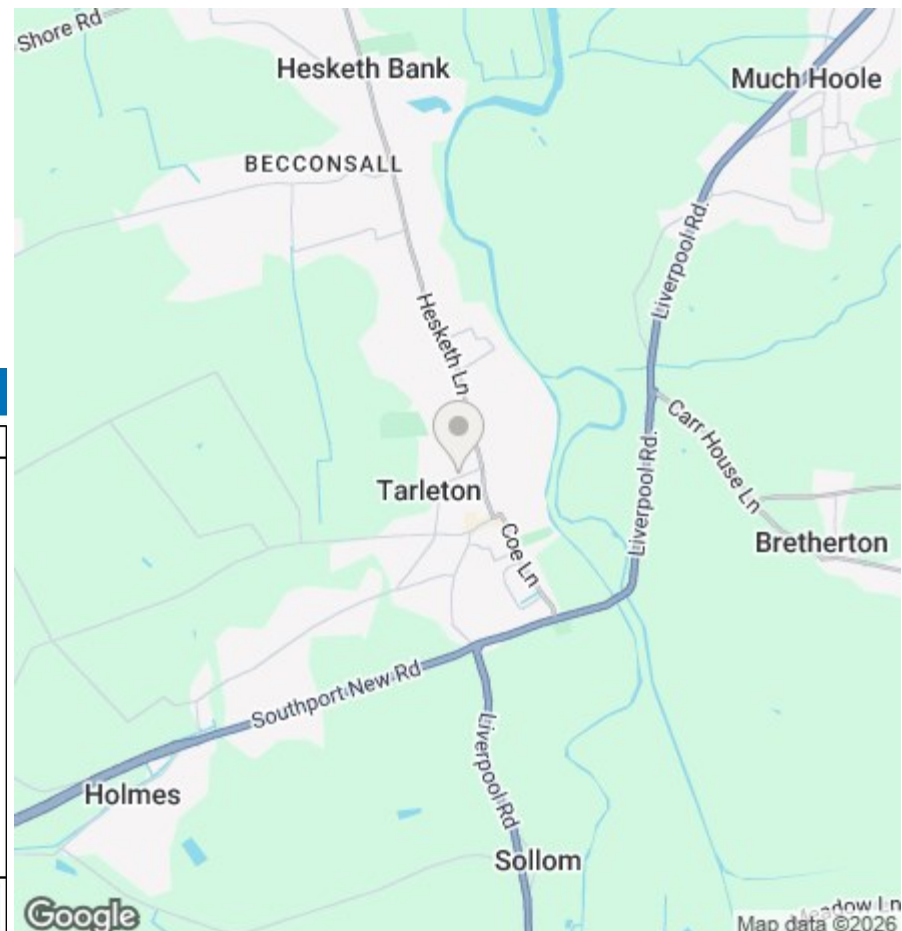


TOTAL FLOOR AREA : 811 sq.ft. (75.3 sq.m.) approx.

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		
	60	86
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	