



Fermor Road, Tarleton, Preston

Offers Over £289,950

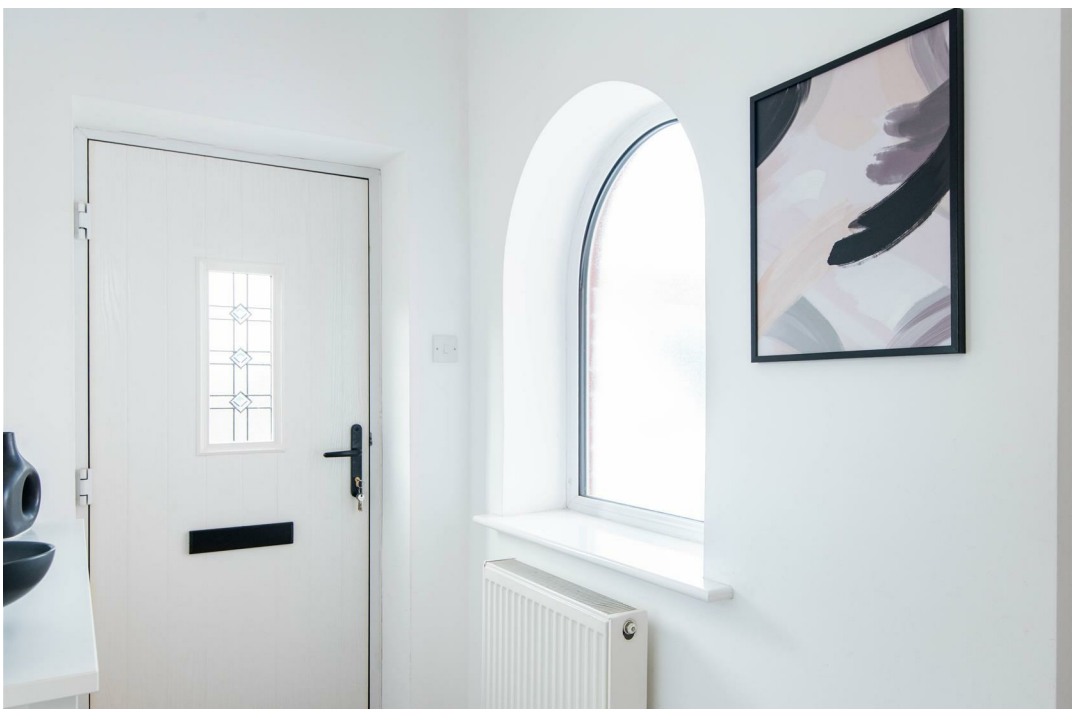
Ben Rose Estate Agents are pleased to present to market this charming three-bedroom semi-detached property, situated in the sought-after village of Tarleton, Preston. Offering a wonderful blend of character features and modern finishes throughout, this spacious family home provides versatile living accommodation 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.

To the first floor, the landing provides access to three well-proportioned double bedrooms. The master bedroom and second bedroom are particularly generous in size, both benefitting from built-in wardrobes for convenient storage, whilst the master further enjoys a stylish modern shower en-suite complete with underfloor heating for added comfort. Completing the first floor is the contemporary three-piece family bathroom, finished to a modern standard and offering ample space to comfortably serve the household.

Externally, the property continues to impress with a paved double driveway to the front providing off-road parking for two vehicles, alongside access to the large garage featuring an electric door. To the rear, the enclosed garden enjoys a mature hedge surround offering a good degree of privacy, with a well-maintained lawn and paved seating area ideal for outdoor furniture and family enjoyment during the warmer months. There is also access to a useful outbuilding which houses the boiler. Combining spacious living accommodation, character charm and a highly desirable village location, this is a fantastic opportunity for families seeking a well-presented home ready to move into.









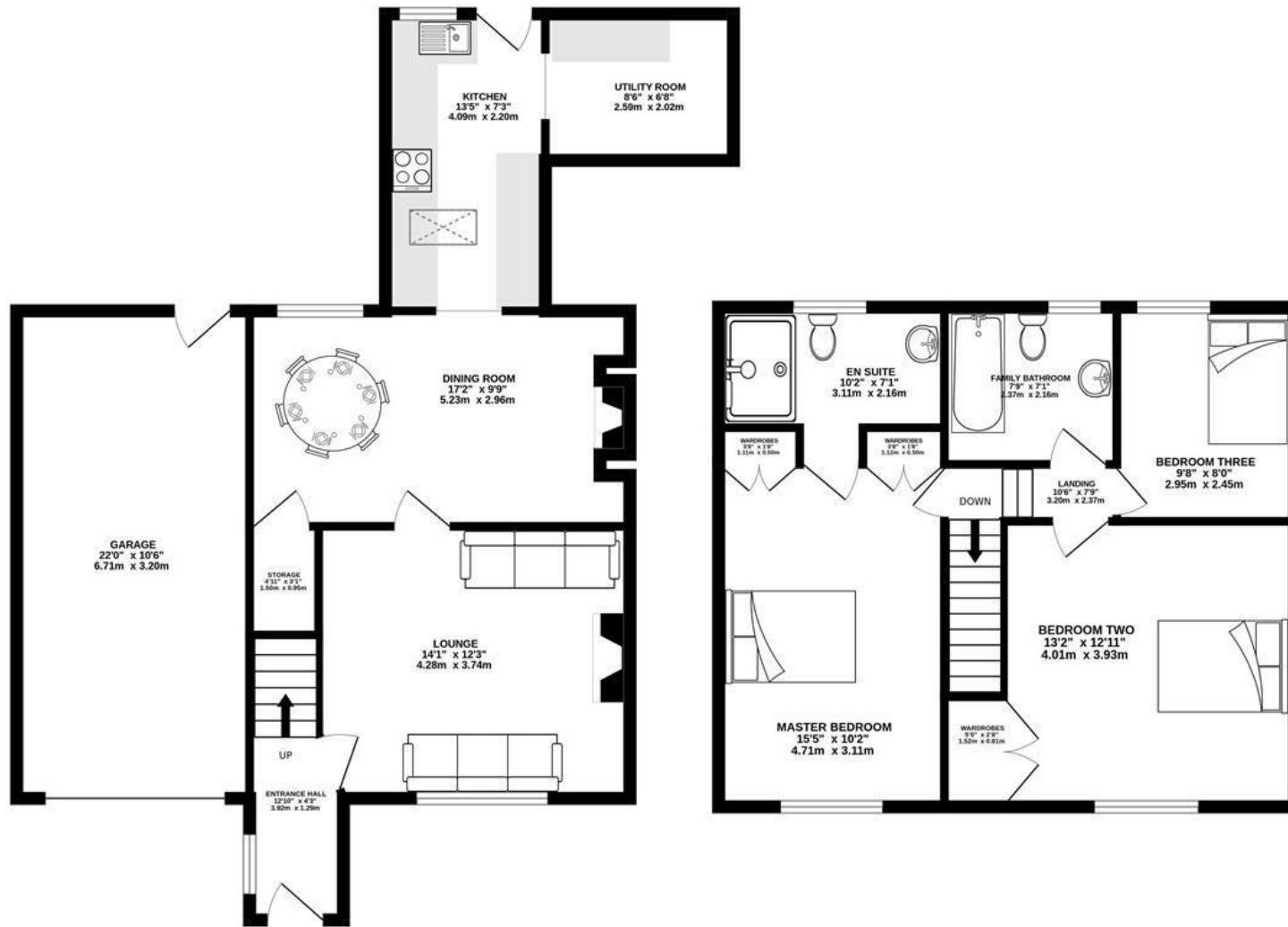




BEN ROSE

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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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	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	
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	
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