BEN ROSE



Church Road, Tarleton, Preston **Offers Over £349,950**

Ben Rose Estate Agents are delighted to present this beautifully refurbished and substantially extended three-bedroom semi-detached family home, ideally positioned in the sought-after village of Tarleton. Combining contemporary luxury, charming character and exceptional versatility, this impressive property offers spacious accommodation across three floors, with the potential to accommodate up to five bedrooms thanks to the two additional loft rooms. Chain free and ready to move into, this outstanding home is perfectly suited to growing families looking for space and flexibility.

Finished to a high standard throughout, the property boasts a stunning bespoke luxury kitchen with integrated appliances, a breakfast bar and a striking inglenook fireplace, flowing seamlessly into a generous dining and entertaining area with impressive bi-folding doors opening onto the rear garden. A separate front lounge, complete with a large bay window, provides a welcoming space to relax, while a stylish ground-floor shower room adds further practicality. The first floor offers three well-proportioned bedrooms and a family bathroom, with the spacious principal bedroom benefiting from a Juliet balcony and breathtaking views across the surrounding countryside. The two additional loft rooms provide excellent versatility, ideal for further bedrooms, a home office, playroom or hobby space.

Externally, the property benefits from a generous rear garden, perfect for family life and outdoor entertaining, with an attractive open outlook across the surrounding fields. A detached garage, front and side parking with undercover provision for up to six cars provide excellent practicality. Further improvements include a brand-new, fully replaced heating system, including the boiler, all new pipework and new radiators throughout, alongside updated flooring and carpets, solid oak internal doors and enhanced glazing.

Conveniently situated close to local schools, shops and everyday amenities, Tarleton offers an appealing blend of village charm and countryside living, with excellent road links to Preston, Southport and surrounding areas. Offering generous accommodation, high-quality finishes and outstanding potential for a variety of family needs, this is a fantastic opportunity to acquire a truly special home. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.



















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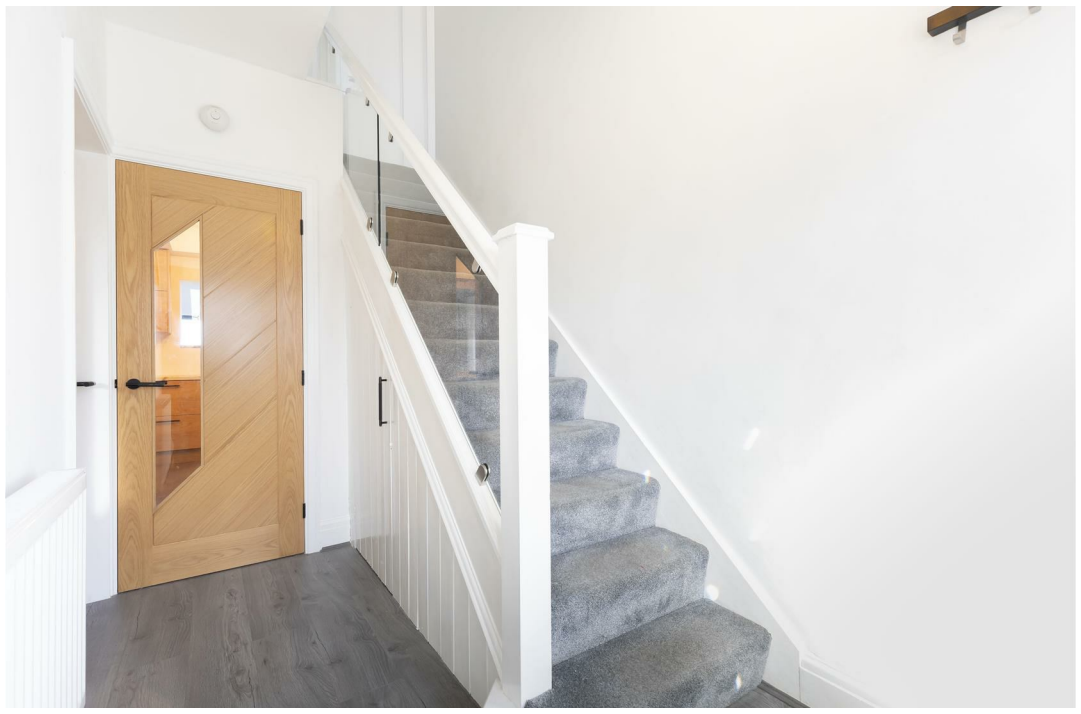
























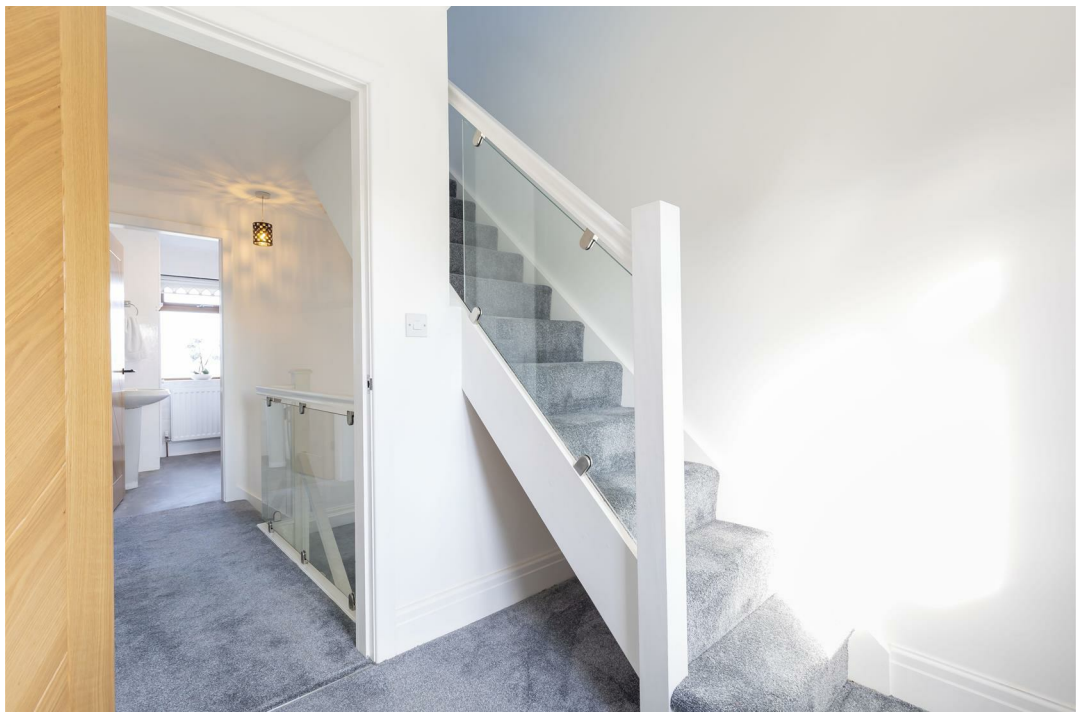



LOUIE

























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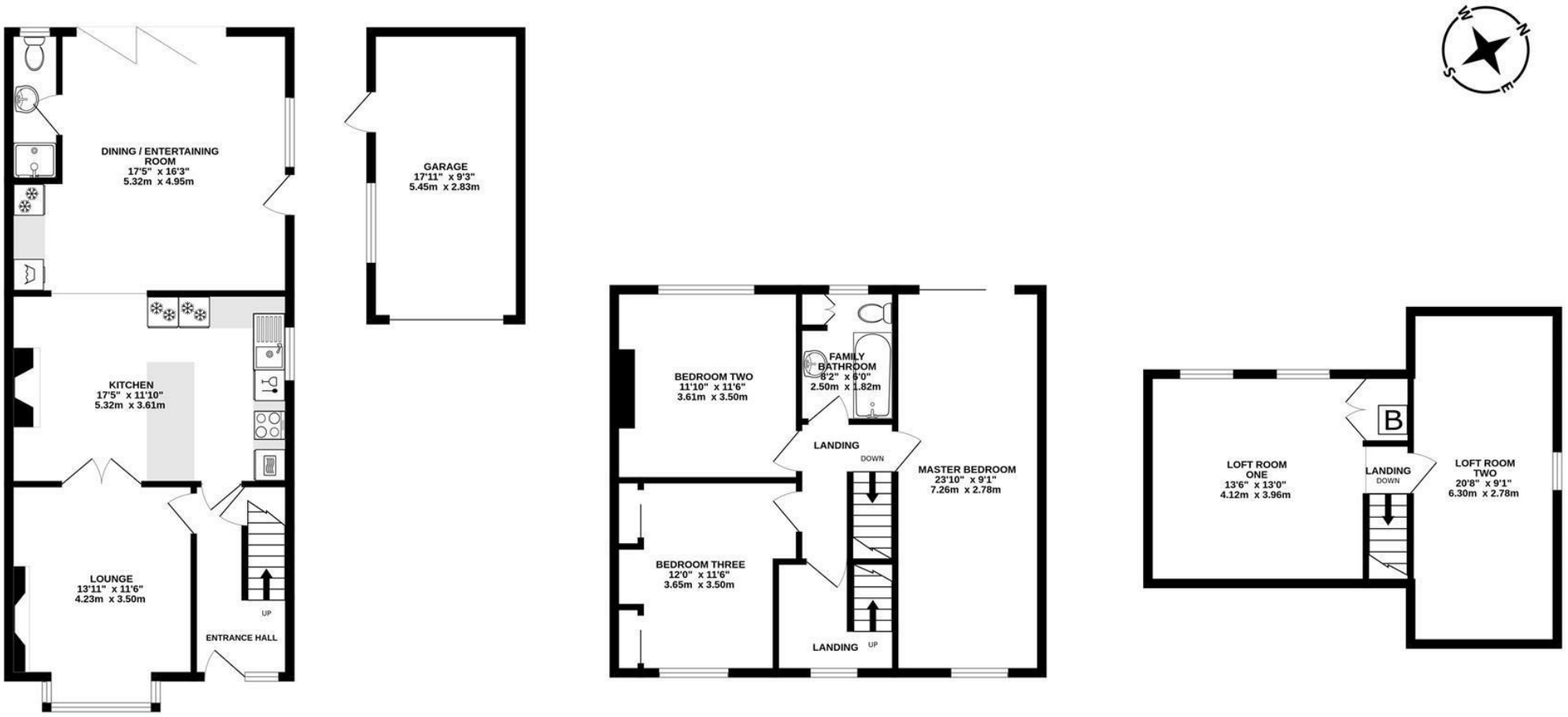


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GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.

1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.

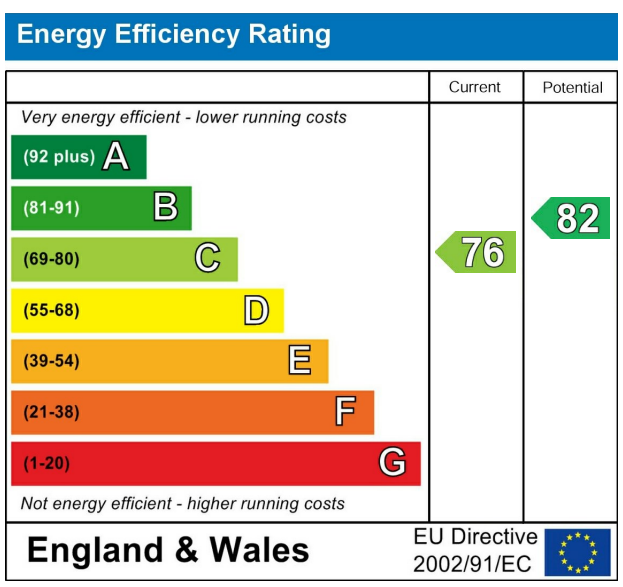
2ND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

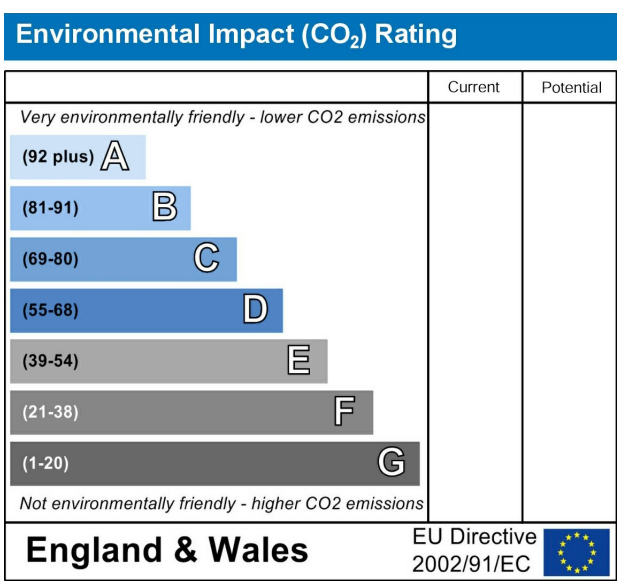


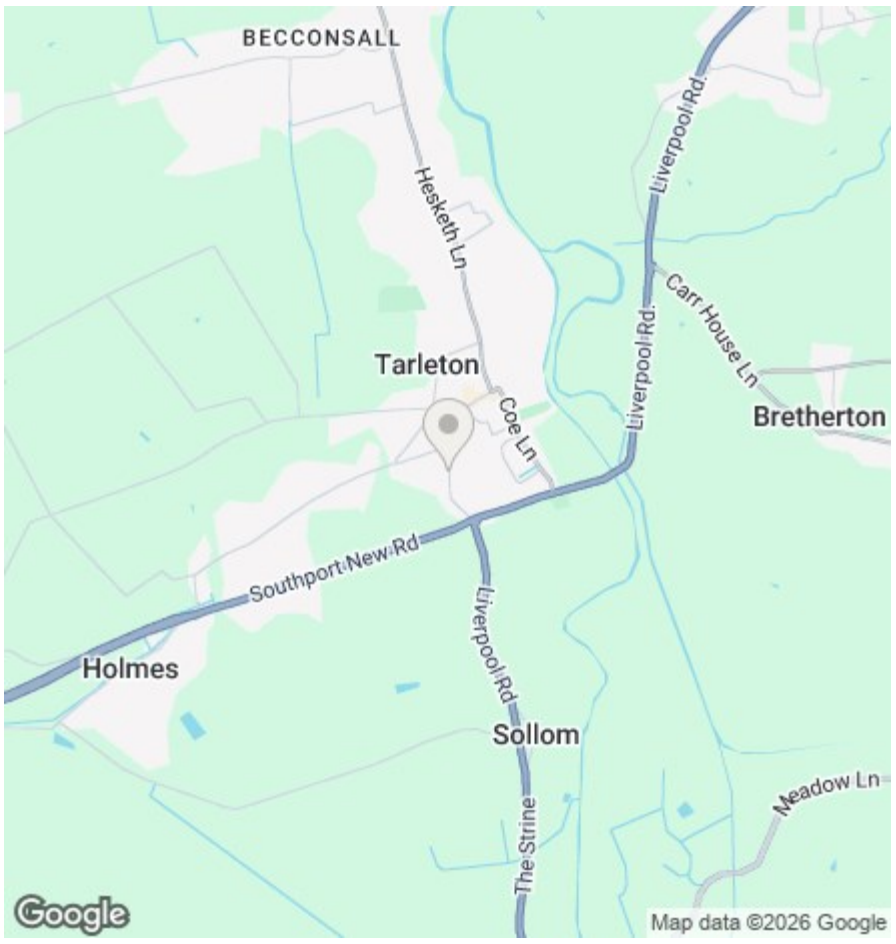
TOTAL FLOOR AREA : 1891 sq.ft. (175.6 sq.m.) approx.

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.







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