



## Hesketh Lane, Tarleton, Preston

Offers Over £459,950

Ben Rose Estate Agents are pleased to present to market this impressive four-bedroom detached family home, set over three well-proportioned floors and offered with the added benefit of NO ONWARD CHAIN. Showcasing beautiful architectural features throughout, generous living accommodation and versatile spaces ideal for modern family life, this substantial property is perfectly positioned within walking distance of Tarleton village centre. The village itself offers a range of everyday amenities, highly regarded schools, and convenient bus links, while nearby train stations and excellent access to surrounding towns such as Southport, Preston and Chorley make it ideal for commuters. The property also benefits from easy access to major road networks, including the A59 and M6, ensuring connectivity while still enjoying a semi-rural village setting.

Upon entering the home, you are welcomed into a grand and inviting reception hall, immediately setting the tone with its striking wood staircase rising to the top floor. To the front of the property sits a spacious lounge, filled with natural light from a bay-fronted window and centred around a feature fireplace, creating a warm and comfortable retreat. Continuing through the hall, you'll find a second, equally generous sitting room, again benefitting from a feature fireplace and French doors that open directly into the bright and airy conservatory. This stunning space overlooks the rear garden and provides seamless indoor-outdoor living. Completing the ground floor is the open-plan kitchen/diner, fitted with a range of integrated appliances and enhanced by a bay window over the sink, offering both practicality and style. Just off the kitchen, a rear hallway provides access to the driveway, the integral garage, and a useful utility room with WC.

The first floor opens onto a sizeable gallery landing, giving access to three of the four bedrooms, all well-proportioned and ideal for family use. The main bedroom benefits from large fitted wardrobes and integrated ottoman-style seating, creating a comfortable and functional space. A separate dressing room adds further flexibility, while the family bathroom and a separate WC ensure convenience for busy households. Additional unique storage options are cleverly positioned beneath the staircase leading to the second floor, maximising every inch of space.

Occupying the majority of the second floor is bedroom two, a spacious and private suite that enjoys a versatile dressing area which could also be used as a home office or study. This floor is completed by a modern three-piece en-suite shower room, making it an ideal space for older children, guests, or multi-generational living.

Externally, the property continues to impress. To the front is a gated driveway providing off-road parking for up to six vehicles, leading to the single integral garage, while a beautifully maintained front garden features a lawn, rockery and mature shrubs. To the rear, the private South-East facing garden enjoys sunlight throughout the day and offers a variety of outdoor spaces, including an ornate stone seating area that flows into a concealed shed section, screened by mature hedging. Beyond this lies a generous lawn, perfect for children, entertaining or simply relaxing. This exceptional home combines space, character and location, making it an outstanding opportunity for families seeking a long-term home in the heart of Tarleton.

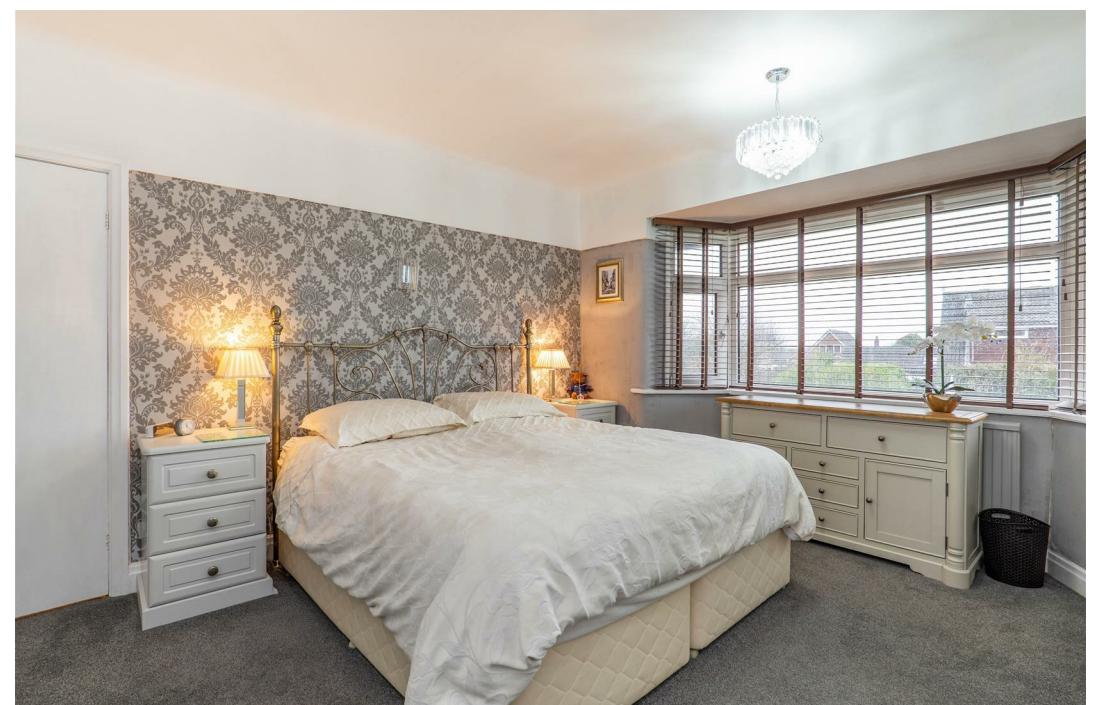














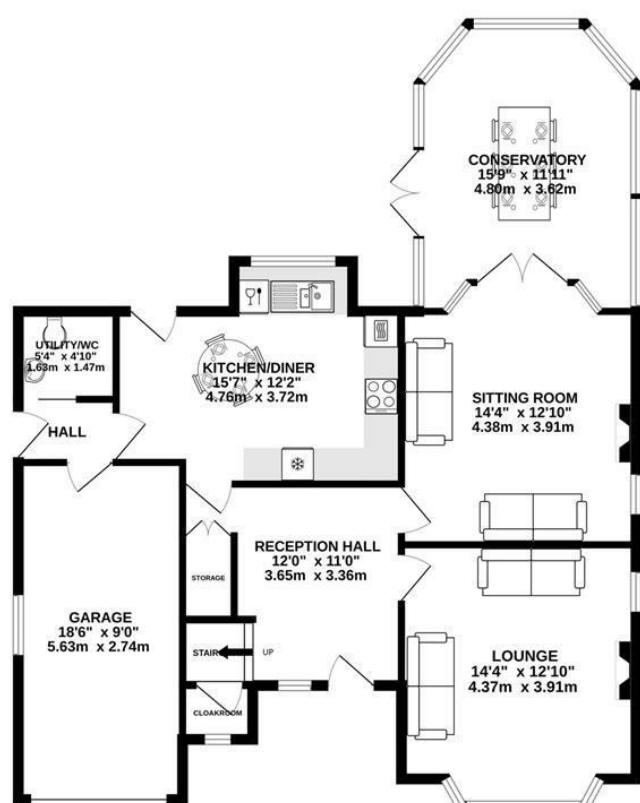




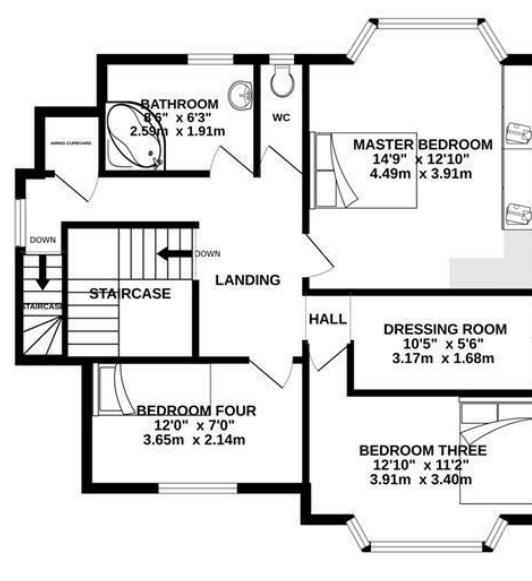


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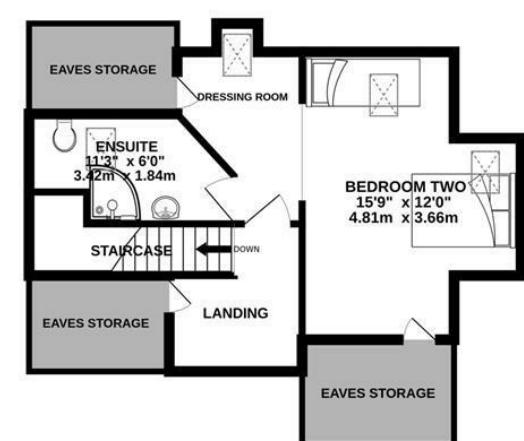
GROUND FLOOR  
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



2ND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 2060 sq.ft. (191.4 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	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

