



## Church Road, Tarleton, Preston

**Offers Over £99,950**

Ben Rose Estate Agents are pleased to present to market this well-presented first floor apartment, ideally suited to couples and first-time buyers seeking a low-maintenance home within a popular village setting. Positioned in the heart of a charming Lancashire village, the property benefits from a range of nearby local amenities including shops, pubs and restaurants, all within easy reach. The surrounding area offers a semi-rural feel while still providing excellent connectivity to Longton, Preston and Southport, making it ideal for commuters and those who enjoy a balance of village life with access to larger towns and coastal destinations.

Upon entering the building at ground floor level, residents are welcomed into a well-maintained communal area with secure electronic camera intercom access and lift facilities serving all floors, offering both convenience and peace of mind. Stairs and lift access lead up to the first floor, where the apartment itself is accessed via a private entrance hall that provides a welcoming introduction to the home and offers access to all rooms.

The main living space is a standout feature of the property, comprising a spacious open-plan lounge, dining and kitchen area that is flooded with natural light thanks to windows on three sides. This versatile space is ideal for modern living, whether relaxing or entertaining. The contemporary fitted kitchen is well-equipped with built-in appliances including a fridge freezer, washing machine and dishwasher, providing both style and practicality. The apartment also boasts a generous double master bedroom and a modern three-piece shower room, finished to a good standard.

Externally, the property benefits from a secure electronic door entry system operated via key fob and has video capacity to be able to see who is at the external door before letting anybody in, along with a private allocated parking space. It's convenient location, bright interior and excellent communal facilities, this apartment offers a fantastic opportunity to step onto the property ladder or invest in a desirable area





















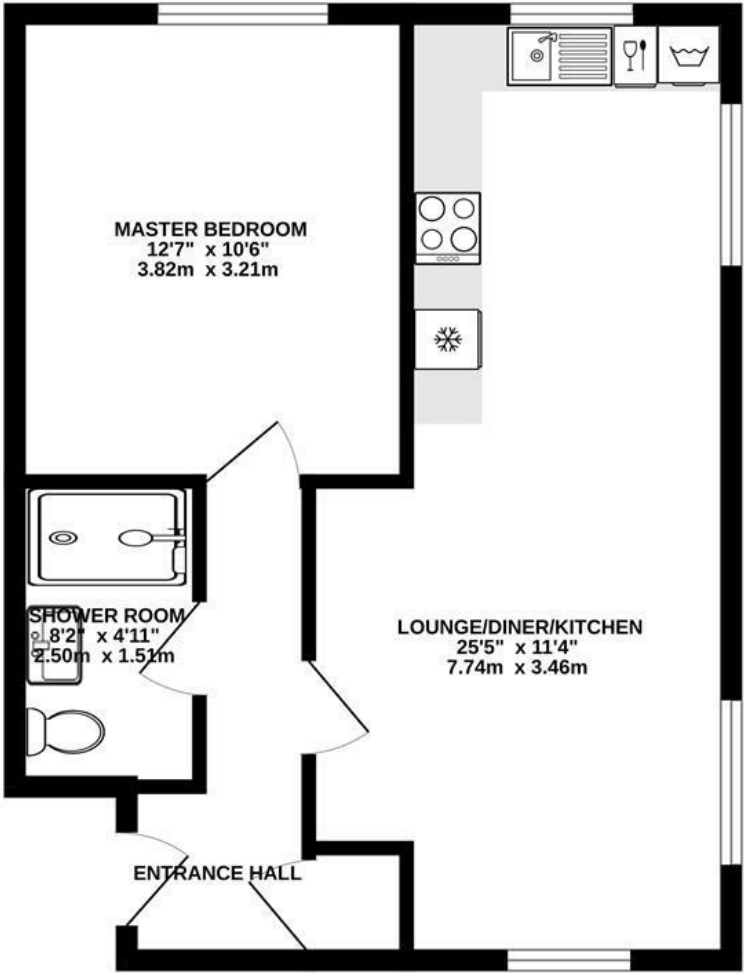






# BEN ROSE


FIRST FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>83</b>	<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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 