



Asking Price **£325,000**



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As the road name "River View" suggests, this amazing property does indeed enjoy an elevated view to the rear over the River Douglas and open farmland beyond, giving buyers an outlook coveted by many and one which is well worth your time to go see first hand. There is also fantastic potential with the layout as others on the road have looked to extend to the rear, knock out internal walls and convert the garage (subject to relevant permissions,) making it a home that you can make your own.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, lounge with open arch to the dining room, from which are sliding patio doors to the conservatory, two piece ground floor WC, fitted kitchen with an external door leading to the rear garden and the attached single garage completes the ground floor. To the first floor is a central landing, family bathroom with separate shower room adjacent, bedroom one, bedroom two has fitted wardrobes as well as a dressing room off and bedrooms three and four both have fitted wardrobes and complete the first floor accommodation.

To the front of the property is a lawned garden area, as well as ample off road parking on the block paved driveway. There is also additional parking within the attached single garage, which is accessed through a up-and-over door from the driveway. The garage also has potential for conversion to additional living space (subject to relevant permissions.) To the side is a gated path for easy access around to the rear, where the main garden is located. The rear garden is a real selling point for the property, due to the amazing views beyond over the River Douglas and open farmland beyond. The rear garden consists of a paved patio area and established lawn. Beyond the garden is an open area with mature trees and shrubs, which leads down to the river walkway. The vendor reliably informs us that this land has been fenced off and looked after by the property for many years and they have a adverse possession on this area.

About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds Liverpool Canal. Within the village itself are a fantastic array of boutique independent shops, hairdressers, beauticians, takeaways and gift shops, as well as larger chains such as Aldi, Costa Coffee, Co-op and Spar, making this property within a "stones throw" of all local amenities.

To find the property using What3Words, search: [first.pads.drags](https://what3words.com/first.pads.drags)



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- * Views to Rear over the River & Farmland Beyond
- * Four Bedroom Detached House
- * Ground Floor WC & First Floor Bathroom & Shower Room
- * Potential for Extension (STPP)
- * Double Glazing & Gas Central Heating

- * Peaceful Cul-de-Sac Location
- * Lounge, Dining Room, Kitchen & Conservatory
- * Double Width Driveway plus Attached Single Garage
- * Popular Village Location
- * Freehold, Council Tax Band D & EPC Rating to Follow



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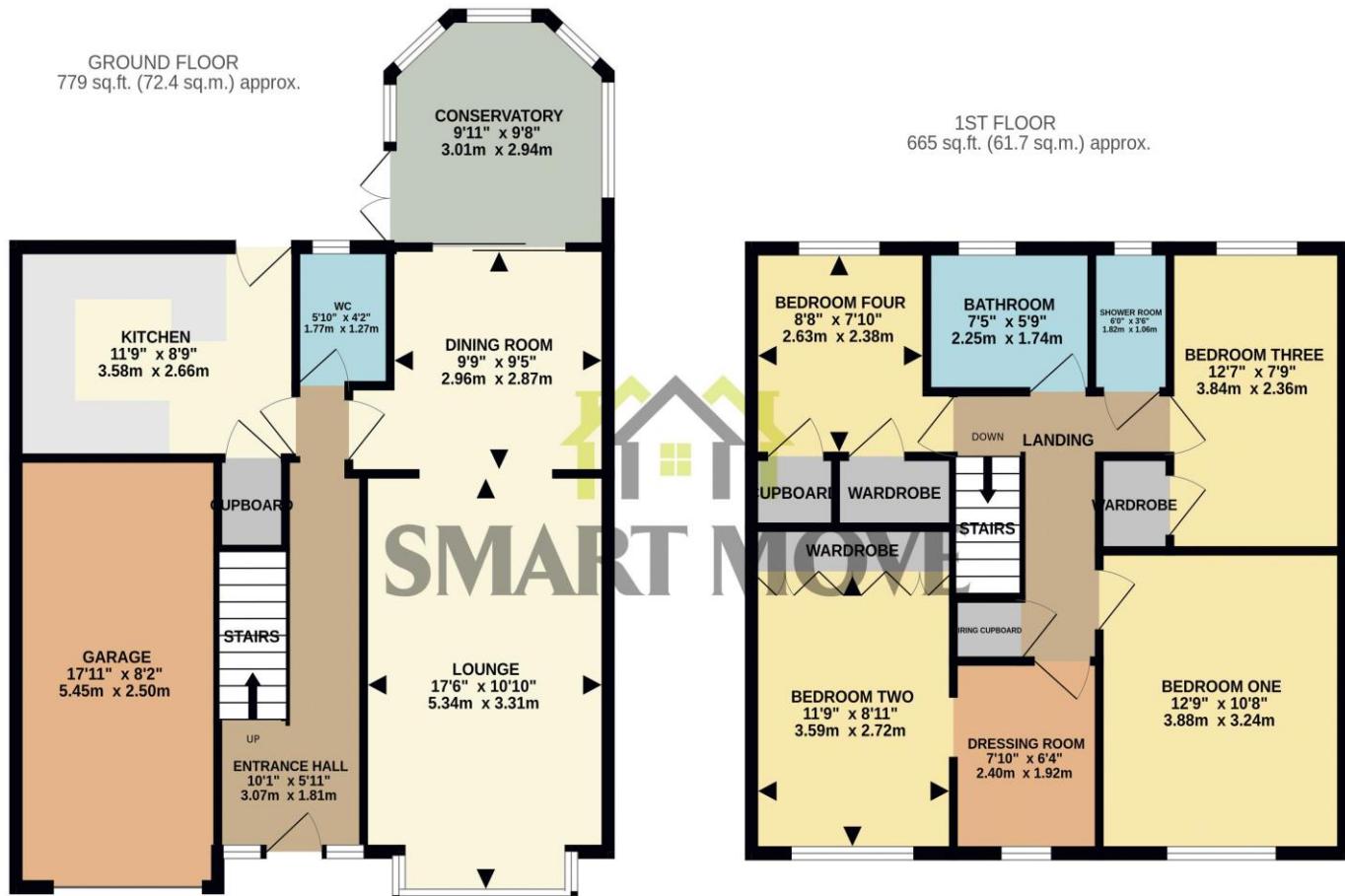
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TOTAL FLOOR AREA : 1444 sq.ft. (134.1 sq.m.) approx.

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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Smart Move – Tarleton
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.