

Meadoway,  
Tarleton



Asking Price **£380,000**



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For those seeking a move-in-ready home, then look no further, as this well proportioned four bedroom detached house has only recently undergone several upgrades, such as new windows in 2025 and new flooring and decoration throughout, making it simply ready for the next lucky owners to move straight in. Located on the popular Rowland Bardsley development in Tarleton village, this immaculately presented home is recommended viewing and sure not to disappoint, so contact Smart Move now before it is too late.

The internal layout of the property in brief includes: entrance porch, inner entrance hall with staircase leading to the first floor, ground floor WC, lounge, dining room, conservatory, open plan kitchen diner with separate utility room off, integral single garage, first floor landing, bedroom one has fitted wardrobes and a three piece en suite shower room off, three further bedrooms and the first floor family bathroom completes the accommodation.

To the front of the property is a lawned garden with well stocked planted flower bed borders, next to which is off road parking on the double width driveway, as well as within the integral single garage which has had a new front garage door installed by the current owners. The main garden is located to the rear and during their time here the current owners have added new drainage to the garden, as well as a new Indian stone patio. Within the rear garden also is a mature lawned garden, planted borders on three sides and a enclosed fenced perimeter with gated access down the side of the property.

**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.

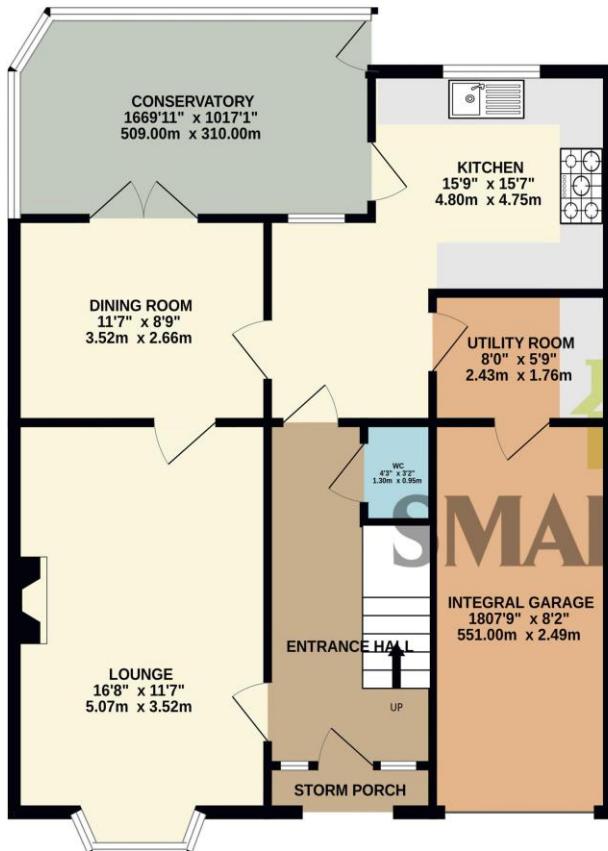


- \* Immaculately Presented Four Bedroom Detached House
- \* Kitchen Diner & Separate Utility Room
- \* Double Width Driveway & Integral Single Garage (with New Door)
- \* Short Walk to Village Centre & Local Schools
- \* Gas Central Heating & UPVC Double Glazing

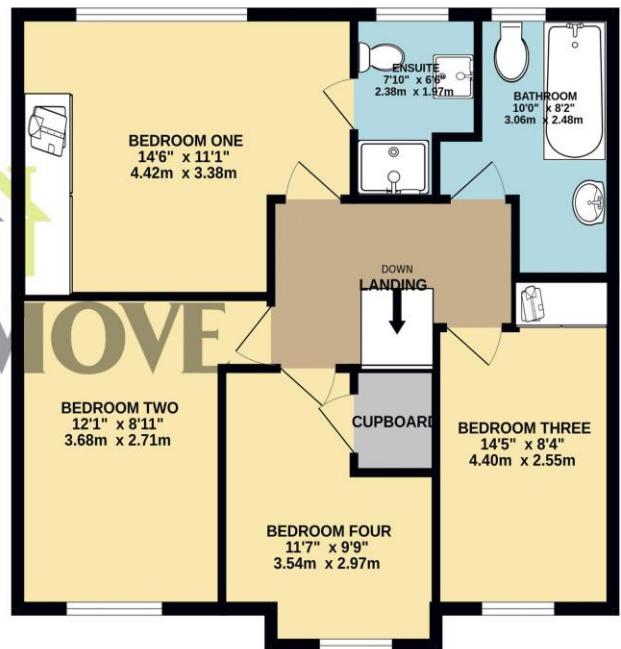
- \* Lounge, Dining Room & Conservatory
- \* Ground Floor WC & First Floor En Suite & Family Bathroom
- \* Rear Garden Landscaped with New Drainage & Indian Stone Patio
- \* New Window Installed in 2025 (with FENSA Certificate)
- \* FREEHOLD, Council Tax Band E & EPC Rating D



GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR  
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1600 sq.ft. (148.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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