



## Coe Lane, Tarleton, Preston

**Offers Over £259,950**

Ben Rose Estate Agents are delighted to introduce this charming three-bedroom semi-detached property, located in the highly desirable area of Tarleton. Perfect for families, this home boasts a spacious rear garden and well proportioned rooms. Situated conveniently between Preston and Southport, residents can enjoy easy access to superb local schools, shops, and amenities, with picturesque walks along the nearby River Douglas. Early viewing is recommended to avoid missing out on this fantastic opportunity.

Internally, upon entering you're welcomed into the entrance hall, where you are greeted by the warm ambiance that sets the tone for the rest of the home. The hall leads seamlessly into the cozy lounge, which features a charming log-burning fire, a cozy focal point for gatherings during colder seasons, whilst a large rear facing window allows for ample light throughout the day.

The lounge seamlessly flows into the modern kitchen/diner, equipped with ample wall and base units, integrated appliances such as a fridge freezer and hob/oven, and space for additional freestanding appliances. The under stair storage has been cleverly utilised, and there's ample room for a family dining area with easy access to the garden, perfect for indoor-outdoor living.

Upstairs, you'll find three well-appointed bedrooms, including two spacious doubles. The master and second bedroom feature integrated storage solutions, while the third bedroom benefits from dual aspect windows. Completing this floor is the contemporary four-piece family bathroom, boasting a freestanding bathtub, hand-held shower, and an additional corner shower for added convenience.

This property also offers a large rear garden, primarily lawned and enclosed by fencing, providing privacy and peaceful views of the surrounding fields. A good-sized detached garage/kennels at the rear cater to storage needs and pet lovers alike. To the front, a gated large driveway accommodates parking for up to three cars, complemented by an easy-to-maintain front lawn. Situated in a sought-after location and freshly redecorated throughout, this home presents a fantastic renovation project opportunity with modern comforts and functional spaces ideal for family living.





































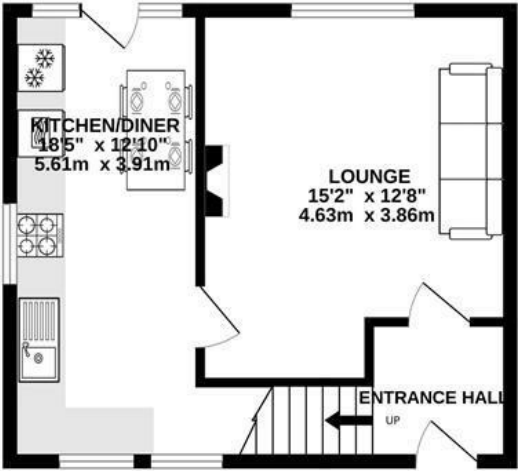
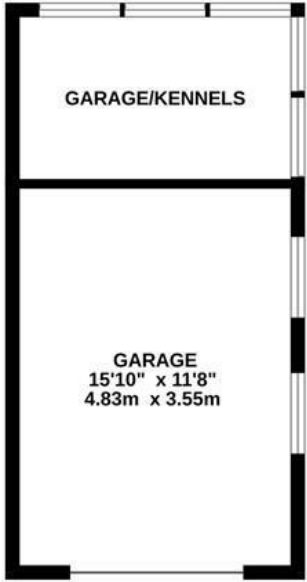




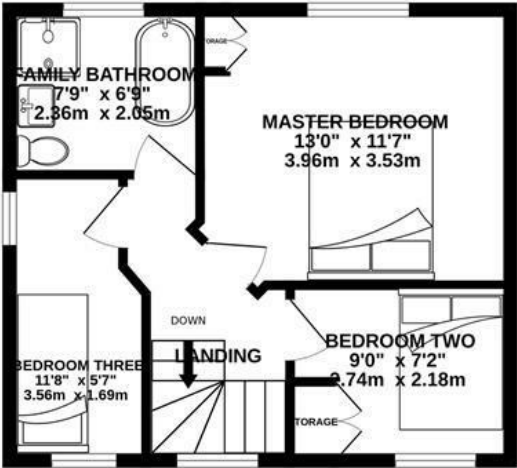


# BEN ROSE

GROUND FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
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

