

**Auction****SMART MOVE**

3 bed detached house to buy in
Carr Lane, Tarleton, Lancashire, PR4 6BX

£375,000 Starting Bid

 x 3  x 2  x 3

Tenure
Freehold

Driveway parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Semi Rural Village Location
- ✓ Detached Character Cottage (circa 1640)
- ✓ Extended Ground Floor Accommodation
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Semi Rural Village Location *Detached Character Cottage (circa 1640) *Extended Ground Floor Accommodation *Lounge, Snug & Spacious Kitchen Diner *Ground Floor WC & Utility Room *Three Bedrooms & Bathroom to First Floor *Gated Driveway for Off Road Parking *Private Garden with Rural Outlook *Adjacent Field & Stables Rented Separately (circa 3 Acres)

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £375,000

Property Type: Detached House

Parking: Driveway

Year built: 1640

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

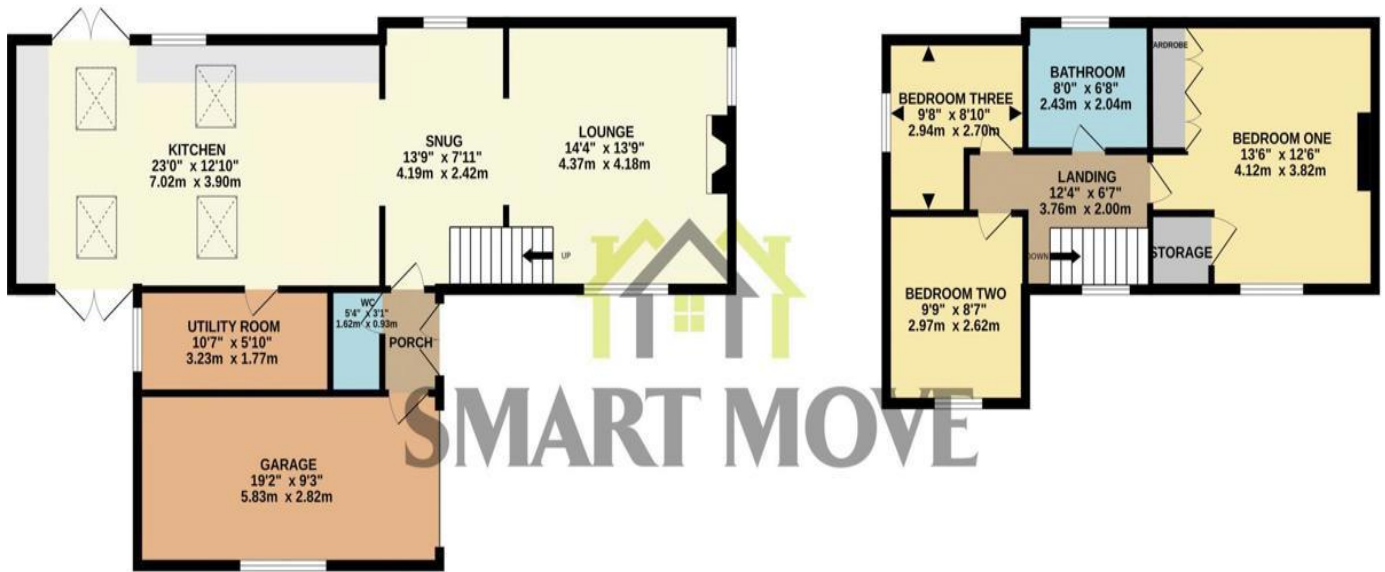
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

GROUND FLOOR
881 sq.ft. (81.9 sq.m.) approx.

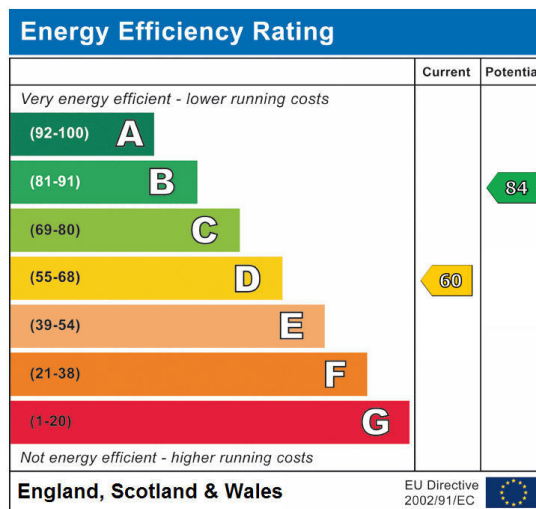
1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



BRIARS COTTAGE, CARR LANE

TOTAL FLOOR AREA: 1352 sq.ft. (125.6 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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Carr Lane, Tarleton, Lancashire, PR4 6BX

Contact your local branch today for more information on this property:

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