



**8 Oaklands Avenue
Tarleton, PR4 6BN £200,000
'Subject to Contract'**

Brimming with potential and perfectly positioned within a peaceful cul-de-sac, this substantial semi-detached home offers the ideal opportunity for buyers looking to create a truly exceptional family residence. Available with no onward chain, the property has been thoughtfully extended to provide generous and versatile living accommodation, ready for a new owner to modernise and personalise to their own taste. The spacious ground floor offers an excellent footprint for contemporary family living, whilst upstairs are three well-proportioned bedrooms served by a family bathroom. Outside, there is ample space to enjoy, making the property equally appealing to growing families and those seeking a long-term home with scope to add value. Situated in the ever-popular village of Tarleton, the property enjoys a convenient location close to highly regarded schools, local shops, cafés and everyday amenities, with excellent transport links to Southport, Preston and beyond. Offering space, potential and an enviable setting, this is a rare opportunity to acquire a home that can be transformed into something truly special.

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Southport's Estate Agent

Enclosed Vestibule

Glazed inner and outer doors.

Entrance Hall

Cloaks cupboard, panelled stairs to the first floor.

Lounge - 4.32m x 3.66m (14'2" into bay x 12'0")

Living flame gas fire and attractive surround, UPVC double glazed bay.



Rear Lounge/Dining Room - 7.14m x 3.66m (23'5" x 12'0" reducing to 10'5")

UPVC double glazed windows and double-glazed door to the rear garden.



Kitchen - 3.66m x 2.44m (12'0" x 8'0")

Single drainer stainless steel sink unit, base units, wall cupboards and working surfaces. 'Worcester' gas central heating boiler.



First Floor Landing

Bedroom One - 4.57m x 3m (15'0" into bay x 9'10" to front of wardrobes)

Built in wardrobes to one wall, UPVC double glazed window.

Bedroom Two - 3.48m x 3m (11'5" x 9'10" to front of wardrobes)

Built in wardrobes to one wall, UPVC double glazed window.

Bedroom Three - 2.57m x 2.44m (8'5" reducing to 7'0" x 8'0")

UPVC double glazed window.



Bathroom - 2.39m x 1.6m (7'10" x 5'3")

Wash hand basin, twin grip panelled bath with shower above, airing cupboard, part wall tiling and UPVC double glazed window.

WC - 1.42m x 0.79m (4'8" x 2'7")

Low level WC, tiled walls and UPVC double glazed window.



Outside

Off driveway providing off road car parking, car port to the side, garage and gardens to the front and rear.

Tenure

Freehold

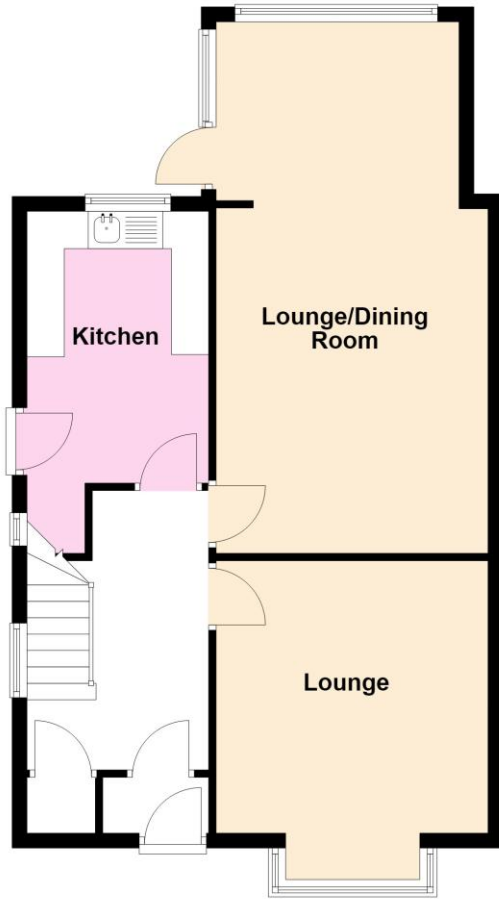
Council Tax

West Lancashire Band C.



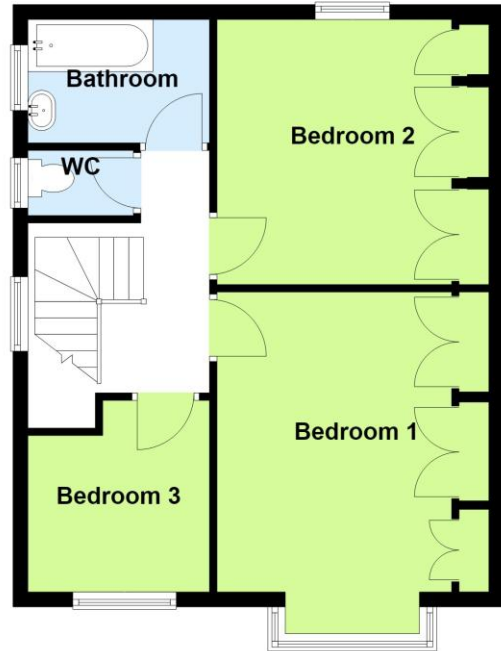
Ground Floor

Approx. 60.5 sq. metres (651.2 sq. feet)



First Floor

Approx. 48.0 sq. metres (517.1 sq. feet)



Total area: approx. 108.5 sq. metres (1168.3 sq. feet)



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