



**39 Tabby Nook, Mere Brow  
Preston, PR4 6LA £260,000  
'Subject to Contract'**

Located to the end of a semi-rural cul de sac and surrounded by open farmland sits this two-bedroom detached true bungalow. The property offers an exciting opportunity for those with a vision for renovation and improvement. Internally the entrance hall leads to a generous lounge and breakfast kitchen, both offering views to rear gardens and farmland beyond. There are also two bedrooms and shower room with Wc. The gardens are well established with and include additional land once purchased by the current owner allowing for a more generous driveway access which leads to a garage. The rear garden is not directly overlooked and enjoys views over farmland to front, side and rear. It is worth noting that an extended portion of the rear garden is currently rented from 'Acland Bracwell' for approximately £80 per annum (subject to formal verification), should the new owners wish to continue the rental of this land then they would need to contact 'Acland Bracwell' and make their own inquiries.



## Entrance Hall

Upvc double glazed side entrance door access to entrance hall. Loft access.

## Lounge - 6.05m x 3.35m (19'10" x 11'0")

Upvc double glazed window to rear overlooking garden and farmland beyond. Two ceiling rose. Glazed sliding door leads to...



## Kitchen/Breakfast Room - 6.05m x 2.72m (19'10" x 8'11")

Upvc double glazed windows to side and overlooking rear of property. Glazed side entrance door. Base units include both cupboards and drawers, wall cupboards and working surfaces with one and a half bowl sink unit, mixer tap and drainer. Electric oven, four ring electric hob and space is available for free standing fridge freezer. Kitchen open plan to breakfast area.



## Bedroom 1 - 3.68m x 3.35m (12'1" x 11'0")

Upvc double glazed window overlooking open farmland to front.

## Bedroom 2 - 3.91m x 2.72m (12'10" x 8'11" to rear of wardrobes)

Upvc double glazed window overlooking farmland to front. Woodgrain laminate style flooring.



## Shower Room/Wc - 1.73m x 2.39m (5'8" x 7'10")

Two opaque Upvc double glazed windows. Three-piece suite comprising of low-level Wc, pedestal wash hand basin and corner step-in shower enclosure with glazed shower screen and plumbed-in shower. Tiled walls and flooring, ladder style chrome heated towel rail.



## Outside

The property occupies a semi-rural plot to the head of much sought after cul de sac, Tabby Nook. Hard surface driveway access to front provides off road parking and leads to a garage. The driveway access has been marginally extended in width by additional land purchased and now forming part of the title. The rear garden is very well-established comprising lawn, patio and borders. The garden enjoys a fabulous orientation providing unrivalled views over open farmland beyond.

## Note

Please note that we understand the current title for sale extends to the first set of dwarf hedges. The garden accessed beyond this point is rented from 'Acland Bracwell' for approximately £80 per annum (subject to formal verification), should the new owners wish to continue the rental of this land then they would need to contact 'Acland Bracwell' and make their own inquiries. We also understand that the grazing paddock to the side of the property is also rented from 'Acland Bracwell' and should this wish to be pursued also then then the same process applies.



## Tenure

TBC

## Council Tax

West Lancashire Borough Council Band C.



## Ground Floor



Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.