

## Property Particulars

### Wilson Close, Tarleton.



- **Immaculate Semi Detached True Bungalow**
- **Tranquil Settings - Open Field To Rear**
- **Spacious Lounge with Dining Area**
- **No Chain Delay**
- **Popular Village Location**
- **Two Bedrooms**
- **Modern Fitted Kitchen**
- **Beautiful South Facing Rear Garden**

**£215,000**

A great opportunity to purchase a lovely semi detached true bungalow in a great location and a tranquil setting. This beautiful home offers two bedrooms, spacious lounge with a dining area adjacent and a well equipped fitted kitchen. There is a three piece bathroom suite, gas central heating and uPVC double glazing. The property is immaculately presented and is ready to move in to as is offered with No Chain Delay. There is plenty of driveway parking which approaches a detached garage and to the rear is a stunning low maintenance garden with dedicated decked terrace areas and open aspects beyond. The garden is not only private but lovely and sunny as is south facing, a real sun trap. Close to Tarleton centre with it's excellent services amenities and Booths. There are local bus routes, schools and main road connections. Viewing is essential to fully appreciate the presentation, setting and location of this amazing bungalow. Offered with No Chain Delay as well as Sunday Viewing Availability.

**Entrance Hall -**

With uPVC double glazed door to the front elevation, ceiling light and doors off.



**Lounge - 20' 3" x 14' 1" (6.17m x 4.29m)**

A lovely room with lots of natural light coming from the uPVC double glazed patio doors which overlooks and accesses the South facing rear garden, ceiling light, radiator and opens to dining area.



**Dining area -**

With uPVC double glazed window to the front, ceiling light and radiator

**Kitchen - 9' 5" x 6' 11" (2.87m x 2.11m)**

With a stylish range of wall, drawer and base units with contrasting working surfaces and part tiled splashback areas, electric hob and oven with canopied extractor hood, plumbed for washer, uPVC double glazed window to the front and door access to the side elevation.



**Bedroom One - 12' 8" x 9' 11" (3.86m x 3.02m)**

With a range of fitted wardrobes and top boxes, a central bedhead area, uPVC double glazed window overlooking the sunny and private rear garden, radiator and ceiling light.



**Bedroom Two - 7' 2" x 7' 0" (2.18m x 2.13m)**

With uPVC double glazed window to the front, radiator and ceiling light.

**Bathroom - 7' 0" x 5' 5" (2.13m x 1.65m)**

A modern bathroom suite comprising panelled bath with shower over and glazed shower profile screening, wash hand basin and low suite W.C. Stylish part panelled and tiled elevations, opaque uPVC double glazed window to the rear and radiator.



**Front -**

To the front of the garden there is hard landscaping with shrubs and plants, driveway parking on a approach to the garage.

**Rear Garden -**

A great rear garden, easily maintained with dedicated decked sun terrace area, plants and shrubs, open fields beyond and having a South facing aspect, a real suntrap.



**Detached Garage -**

With up and over door and personal door.

**Disclaimer –**

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing** – Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property** – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**