



Astland Gardens, Tarleton, Preston

Offers Over £309,950

Ben Rose Estate Agents are delighted to introduce to the market 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.

Entering the property through the entrance porch, you'll step into the main reception hallway, granting access to all ground floor rooms and housing the staircase leading to the upper level. On this level, there's a spacious lounge with a feature electric fire and access to the understairs storage area. The lounge seamlessly connects to the kitchen/dining room at the rear through bi-folding doors. The open-plan L-shaped kitchen/dining room is generously sized, providing ample worktop space and equipped with integrated appliances including a fridge, freezer, double oven, hob, and a newly fitted washing machine. The dining area offers plenty of space for a large family dining table, and double patio doors lead out to the garden.

Back in the hallway, you'll find two well-proportioned double bedrooms, one of which is currently used as a music room, adding versatility to the ground level. Completing this floor is a three-piece family bathroom with an over-the-bath shower.

Heading upstairs, you'll enter the family room, currently serving as an office but offering further versatility as either an extra sitting room or a recreational space for the family to enjoy. From here, you'll find a modern three-piece shower room and the third double bedroom, benefiting from integrated storage.

Externally, the front of the property features a well maintained garden with an apple tree, alongside a large driveway providing off-road parking for multiple vehicles. At the rear, there's a beautiful low-maintenance garden space, generously sized and comprising paved and stone patio areas with lighting, ideal for entertaining or relaxation. Additionally, a large storage shed equipped with electricity provides a convenient alternative to a garage for storage.







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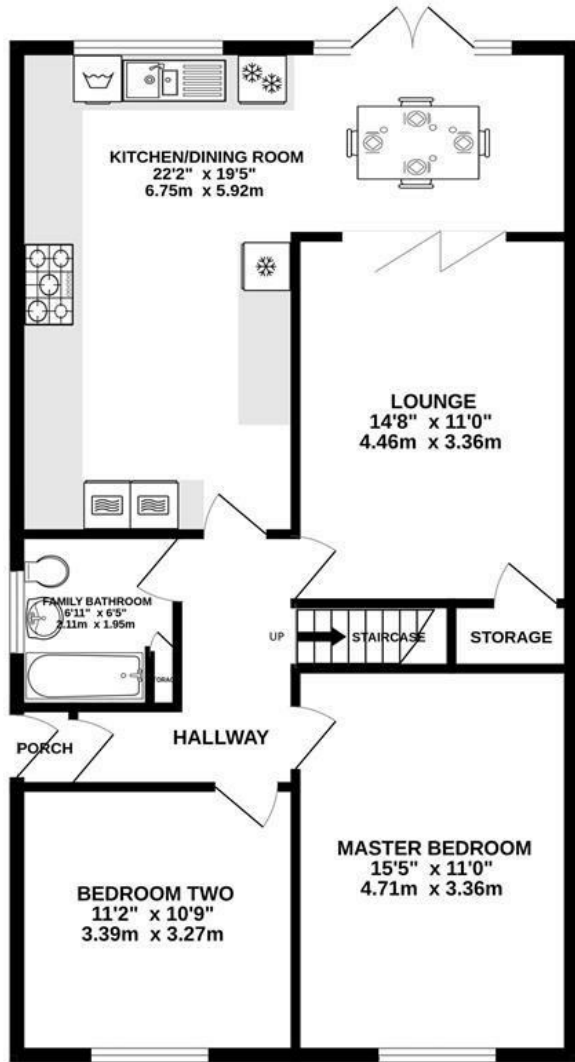




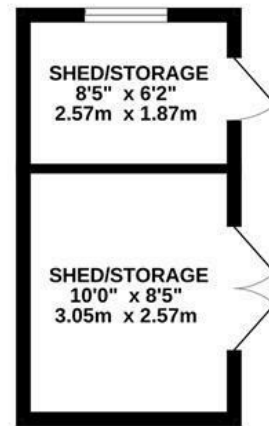
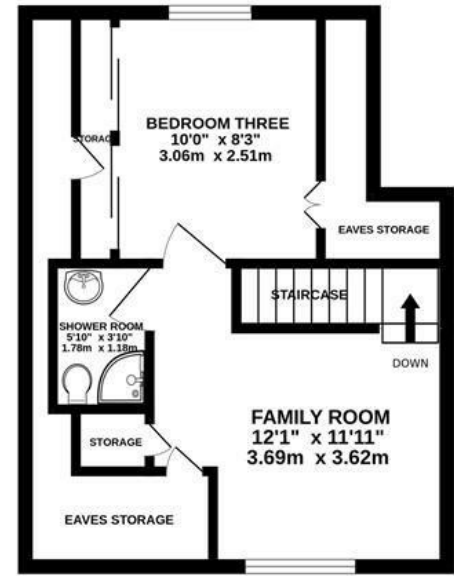




GROUND FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.7 sq.m.) approx.

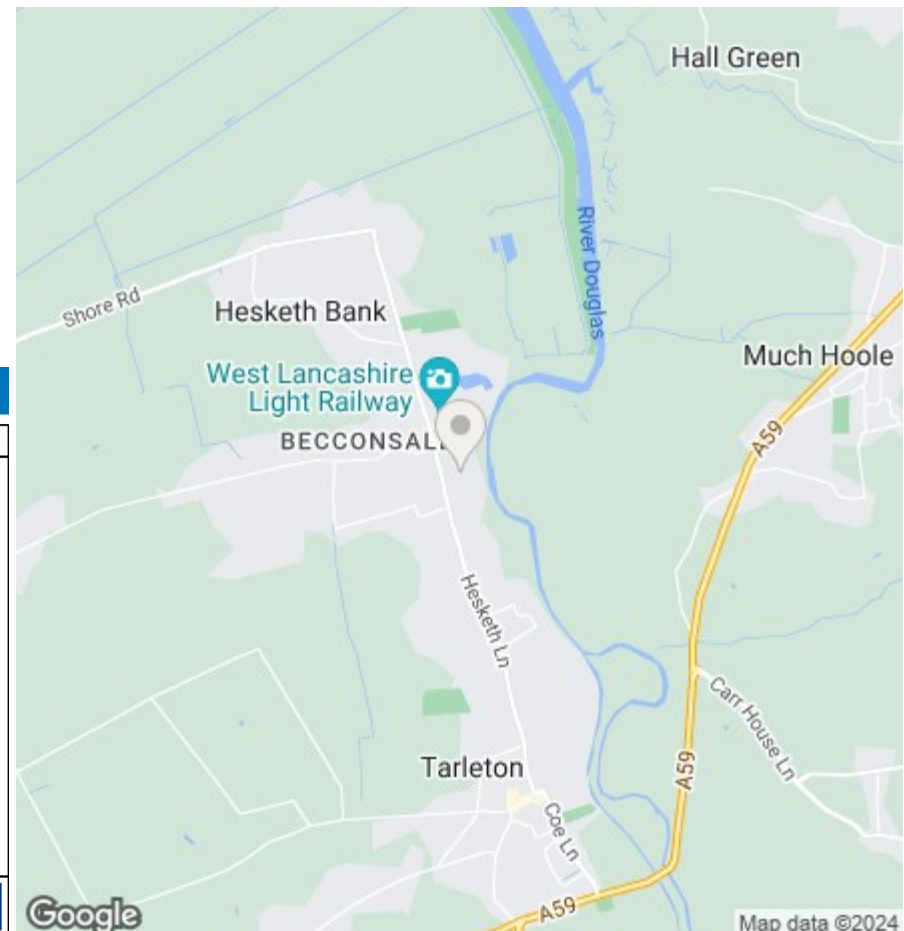


TOTAL FLOOR AREA : 1379 sq.ft. (128.1 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	