



12 Parsonage Gardens, Tarleton

Preston

£400,000



12 Parsonage Gardens

Tarleton, Preston

Opportunity to acquire a stunning 4-bed detached house in a serene residential area. Features spacious reception rooms, modern kitchen/diner, master en suite, double garage, and landscaped garden. Ideal for families or as a stylish retreat. Don't miss out, book a viewing with Rachael!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached
- Four Bedroom
- Master With En suite
- Four Reception Rooms
- Kitchen/Diner
- Utility Room
- Downstairs WC
- Double Garage
- Landscaped Garden

Entrance Porch

Entrance Hallway

Amtico floor.

Downstairs WC

Low-level WC and pedestal wash hand basin.

Living Room

Gas fire and surround, window to front.

Living Room

Amtico floor, electric fire and surround, window to front.

Dining Room

Amtico floor, French doors to rear, opening into the conservatory.

Kitchen/Diner

Excellent range of eye and low-level units with a ceramic sink.

Integrated appliances include; an electric oven/microwave combi, dishwasher, fridge, freezer, induction hob, and extractor fan. Dining area, Karndean floor. Window to rear.

Utility Room

Good range of units, plumbed for washing machine and vented for tumble dryer, window to side, storage, Karndean floor.

Conservatory

Tiled floor, door to rear.

Garage

Electricity, workbench.





First Floor Landing

Master Bedroom

Fitted wardrobes, window to rear.

En Suite

Three-piece suite comprising of shower cubicle, with mains shower, low-level wc, part tiled walls, and tiled floor. Window to rear.

Bedroom

Fitted wardrobes. Window to front.

Bedroom

Fitted wardrobes, window to front.

Bedroom

Fitted wardrobes, window to front.

Bathroom

Three-piece suite comprising of a panelled bath with mains shower over, low-level WC, vanity wash hand basin and storage, part tiled walls, and fully tiled floor. window to rear.

GARDEN

Lawned garden, double driveway.

REAR GARDEN

Landscaped garden featuring patio areas, established shrubs and borders, a pergola, and side access to the front of the property. Access to garage.

GARAGE

Double Garage

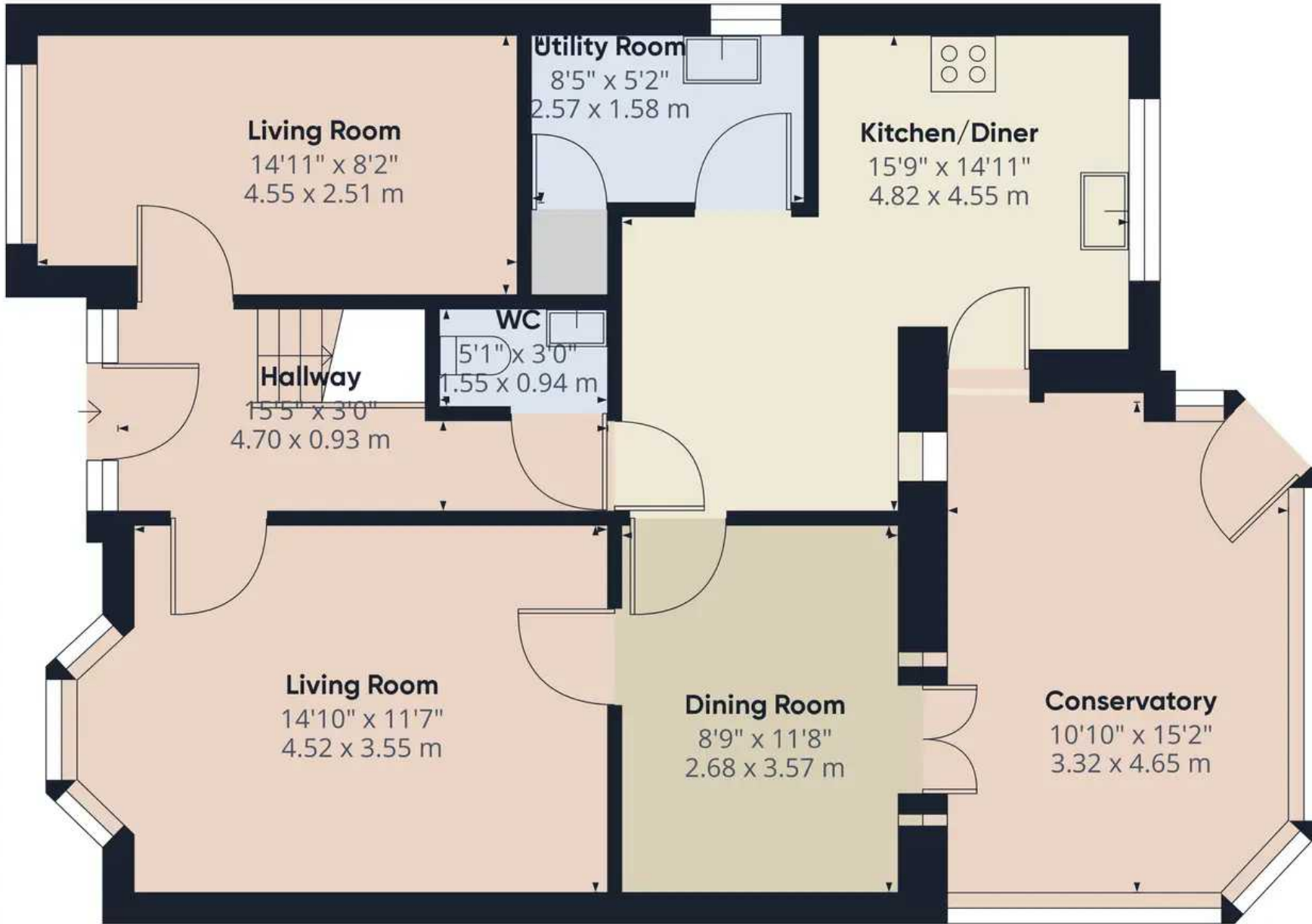
DRIVEWAY

2 Parking Spaces

Double driveway.







Approximate total area⁽¹⁾
 920.34 ft²
 85.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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