



**14 Bannistre Court, Tarleton**

Preston

**£400,000**





## 14 Bannistre Court

Tarleton, Preston

Charming 3-bed detached house in sought-after Tarleton community. Modern comforts, 3 reception rooms, spacious bedrooms, serene landscaped South-facing garden, ample parking, close to amenities and schools. Cul-de-sac location offers peace and convenience. Contact Rachael for viewing.

Council Tax band: E

Tenure: Freehold

- Detached Three Bedroom
- Master With En-suite
- Three Reception Rooms
- South Facing Landscaped Garden
- Double Garage With Rear Workshop Room
- Driveway
- Cul-De-Sac
- Popular Central Tarleton Location



**Entrance**

Tiled floor. Window to front. Understairs storage.

**Downstairs WC**

Low-level wc, vanity wash hand basin, tiled floor. Window to front.

**Reception Room**

Laminate floor. Window to front.

**Dining Room**

Tiled floor. Window to front.

**Living Room**

Electric fire, windows to side.

**Living Room**

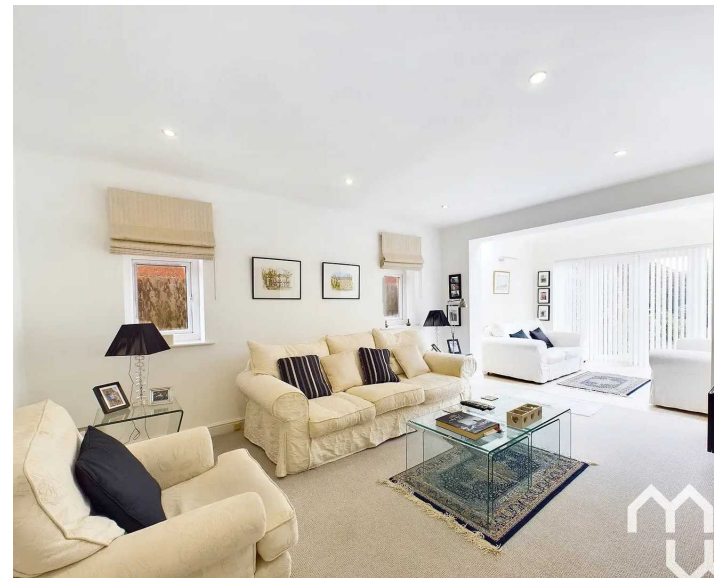
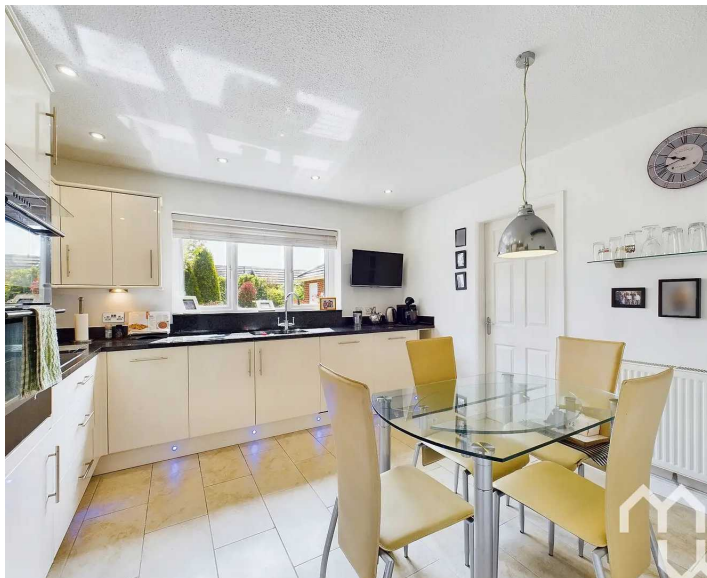
Pitched roof, two Velux windows, French doors to rear, patio door to side. Tiled floor.

**Kitchen/Diner**

Good range of eye and low-level units, 1 and 1/2 stainless steel sink, integrated appliances include dishwasher, fridge, electric double oven, electric hob, and extractor fan, lower pelmet lighting on all units. Quartz worktops. Tiled floor. Dining area. Window to rear.

**Utility Room**

Good range of eye and low-level units; single stainless steel sink, plumbed for washing machine and vented for tumble dryer, space for fridge/freezer. Worcester boiler. Tiled floor, window to side and door to rear.





### **First Floor Landing**

Spacious landing with storage.

### **Master Bedroom**

Fitted wardrobes, window to front.

### **En Suite**

Three-piece suite comprising; a vanity wash hand basin, low-level wc, shower cubicle with mains shower, part tiled walls, and fully tiled floor. Space for dressing table. Window to rear.

### **Bedroom Two**

Fitted wardrobes, window to front.

### **Bedroom Three**

Window to rear. Loft access with ladder.

### **Bathroom**

Three-piece suite comprising of panelled bath with mains shower over, pedestal wash hand basin, low-level wc, part tiled walls and tiled floor. Window to rear.

### **Garage**

Electric doors to double garage, side access. Workshop to rear with separate access.



## REAR GARDEN

Established South facing landscaped garden, with stoned areas, patio area, fruit and veg area, large lawn with access to the front of the property. External lighting.

## FRONT GARDEN

Landscaped front garden, mainly lawn with established trees.

## DRIVEWAY

4 Parking Spaces

Large driveway.













**Approximate total area<sup>(1)</sup>**

854.78 ft<sup>2</sup>


79.41 m<sup>2</sup>

**Reduced headroom**

2.94 ft<sup>2</sup>

0.27 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE360**



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