



**49a Church Road, Tarleton**  
Preston

Guide Price **£320,000**



## 49a Church Road

Tarleton, Preston

Charming 2-bed bungalow in Tarleton with NO CHAIN. Features spacious lounge, kitchen/diner, conservatory, garden with garage & driveway. Convenient central location with easy access to amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- **\*\*NO CHAIN\*\***
- True Bungalow
- Great Central Location To Walk To All Amenities
- Two Bedrooms With Fitted Wardrobes
- Kitchen/Diner
- Conservatory
- Low Maintenance Garden
- Garage And Driveway

**Entrance**

Porch entrance.

**Hallway**

Accessible hallway to all rooms of the property.

**Bedroom One**

Fitted wardrobes. Window to front.

**Bedroom Two**

Fitted wardrobe and dresser. Window to side.

**Living Room**

York stone feature fireplace. Window to side and rear, door to conservatory.

**Kitchen/Diner**

Good range of eye and low level units; single sink with drainer. Integrated appliances include: dishwasher, induction hob, extractor fan. There is space for a fridge/freezer. Kitchen opens into the dining room with sliding patio doors to the side and window to rear. Kitchen side door.

**Conservatory**

Temperature controlled roof. Door to rear.

**Garage**

Utility space, plumbed with washing machine. Electric garage door.

**Bathroom**

Three piece suite comprising of a vanity wash hand basin, low level wc and shower cubicle. Window to side.



## FRONT GARDEN

Driveway with established borders.

## REAR GARDEN

Mainly patio, with established borders. Shed to the rear and stone feature.

## GARAGE

Single Garage

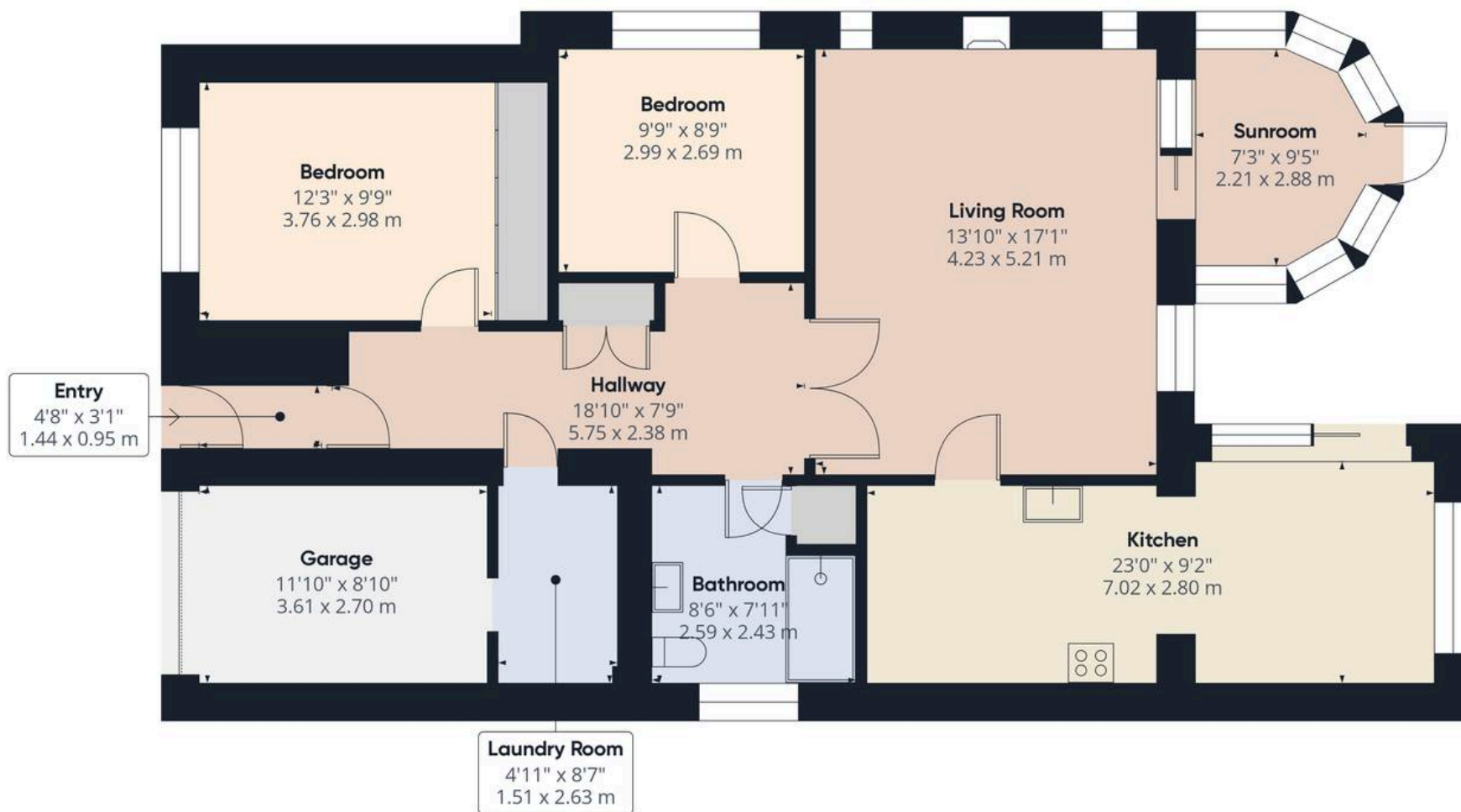
## DRIVEWAY

3 Parking Spaces

Multi car driveway.







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

1081.24 ft<sup>2</sup>

100.45 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Ready to make your next move? Let us help you find your dream home.

With over 20 years' experience in the North West property market we know what it takes to match buyers with sellers. After all, that's why this brochure is now in your hands!

We are streets ahead of our competitors because we know what it takes to make your move smooth, stress free and profitable.

### Looking to list your property?

Thanks to our unique selling models and team of dedicated MovingWorks Property Partners, we combine a forward-thinking and technology-driven approach with a genuinely personal touch.

Why not call us on 01772 615550 now?

## Introducing MWConcierge

Helping you take the time and stress out of mortgages, conveyancing, removals and more.

We understand that no matter how experienced you are at buying and selling properties, the to-do list can often be daunting at the start of any move. Let us take the hassle out of many of those challenging tasks and make your move that little bit smoother with MWConcierge.

### Our awards and accreditations

MovingWorks is proud to have won not one but two British Property Gold Awards in recent years, demonstrating our best-in-class service and commitment to excellence. As registered members of The Property Ombudsman and NAEA Propertymark estate agents we are also able to demonstrate that we adhere to the highest industry standards, providing our clients with genuine peace of mind.

