



1 Sandringham Close, Tarleton

Preston

Guide Price **£295,000**



1 Sandringham Close

Tarleton, Preston

An exceptional 4-bed detached house with S-facing garden & garage in vibrant Tarleton. Versatile layout, en suite master, potential for enhancements. Schedule a viewing now!
Council Tax band: E

Tenure: Freehold

- ****NO CHAIN****
- Walking Distance From The Heart of Tarleton
- Detached Four Bedroom
- Two Reception Rooms
- Utility & Downstairs WC
- Master With En Suite
- Garage And Driveway
- Property To Add Value To

Porch

Hallway

Downstairs WC

Comprising a low-level WC, a vanity wash hand basin, and a tiled floor. Window to front.

Lounge

Gas fireplace, two windows to the front. Double doors open into the dining room.

Dining Room

Patio doors to the rear. Double doors through to the lounge.

Kitchen

Good eye and low level units, single stainless steel sink and drainer. Integrated appliances include an electric oven, gas hob and extractor fan. Space for fridge and plumbed for a dishwasher. Tiled floor, window to rear. Understairs storage cupboard.

Utility Room

Good range of units, boiler access, single stainless steel sink, plumbed for washing machine and space for a tumble dryer. Window to rear.





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First Floor Landing

Loft access.

Bathroom

Four piece suite comprising of a shower cubicle with an electric shower, low level wc, pedestal wash hand basin, panelled bath, part tiled walls, window to rear.

Master Bedroom

Window(s) to front. Fitted bedroom furniture.

En suite

Comprising of low level wc, pedestal wash hand basin, mains shower cubicle, fully tiled walls, window to front.

Bedroom Two

Window to front and rear.

GARDEN

Driveway, lawn, and established hedges/borders.

GARDEN

Lawned area, patio areas, established borders with shrubs and hedges. Access both sides of the property.

GARAGE

Single Garage

DRIVEWAY

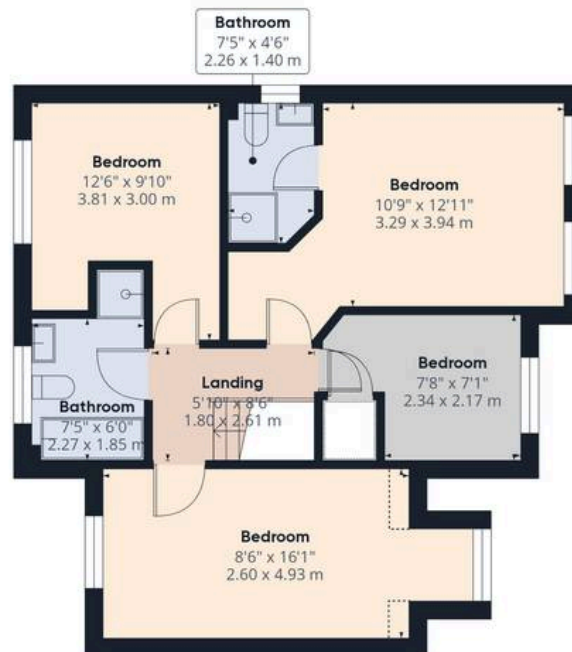
2 Parking Spaces







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1322 ft²

122.82 m²

Reduced headroom

4.71 ft²

0.44 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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