



**4 Lilford Close, Tarleton**  
Preston

Offers Over **£460,000**





## 4 Lilford Close

Tarleton, Preston

4 bed detached house, 2 en suites, near schools & amenities. 3 reception rooms. Double garage, electric charging point & spacious outdoor area. Ideal for family seeking comfort & personalisation.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached
- Four Bedrooms & Two En Suites
- WC & Utility
- Three Reception Rooms
- End Plot
- Close To Local Schools & Amenities
- Well Presented With Scope To Add Further Value
- Double Garage With Electric Charging Point

**Entrance**

Tiled floor.

**Downstairs WC**

Low level wc, vanity wash hand basin, tiled floor.

**Reception Room/Study**

Window to front.

**Living Room**

Electric fire, window to rear, laminate floor.

**Kitchen/Diner**

Excellent range of eye and low-level units with a 1.5 stainless steel sink; integrated appliances include: dishwasher, fridge, electric oven, gas hob, and extractor fan. Space for fridge freezer, breakfast bar/ peninsula. Tiled floor. French doors to the rear. Windows to the rear and side.

**Utility Room**

Good range of units- houses boiler, plumbed for washing machine and has space for tumble dryer. Door to side.

**Conservatory**

Tiled floor, windows to the rear, and side door.

**Garage**

Integral double garage, electric and water supply.







### **First Floor Landing**

Storage cupboard. Access to loft with partial boarding.

### **Master Bedroom**

Window to the rear. Separate dressing area with fitted wardrobes and a window to rear.

### **En Suite**

Three piece suite including shower cubicle with mains supply, low level wc and vanity wash hand basin. Tiled walls and floor, panelled shower. Window to side.

### **Bedroom Two**

Laminate floor, window to rear.

### **En suite**

Three piece suite comprising shower cubicle (electric), low level wc, vanity wash hand basin, tiled floors and walls, window to side.

### **Bedroom Three**

Fitted wardrobes, window(s) to front.

### **Bedroom Four**

Fitted wardrobes, window(s) to front, with laminate floor.

### **Bathroom**

Four piece suite comprising of a panelled bath, shower cubicle- mains supply, vanity wash hand basin, low level WC. Fully tiled walls and floor- additional wall-mounted shower tap. Window to the side.



## FRONT GARDEN

Multi-car driveway, lawned garden with established hedges and trees, and electric charging point.

## REAR GARDEN

Lawned garden, established hedges and patio areas, shed, and access to the front of the property via side access.

## GARAGE

Double Garage

## DRIVEWAY

3 Parking Spaces









Ground Floor



Floor 1

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

2122.63 ft<sup>2</sup>

197.2 m<sup>2</sup>

**Reduced headroom**

15.53 ft<sup>2</sup>

1.44 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

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