



## 21 River View, Tarleton

Preston

In Excess of **£280,000**





## 21 River View

Tarleton, Preston

3-bed true bungalow in quiet cul-de-sac offers blank canvas for personal touch. Potential with wrap-around garden, integral garage, and no chain. Ideal for crafting your dream single-level home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- True Bungalow
- Integral Garage
- Sought After Cul-De-Sac
- Wrap Around Garden
- Three Bedroom
- Two Reception Room
- No Chain
- Property With Potential
- Solar Panels

**Entrance**

Storage cupboard.

**Living Room**

Gas fireplace, window to front. Open through to dining area.

**Dining Room**

Window to side.

**Kitchen**

Good eye and low level units, pantry room, space for fridge/freezer, plumbed for washing machine, 1.5 stainless sink and drainer, integrated electric oven and hob including extractor fan. Door and window to side.

**Bathroom**

Two piece suite with panelled bath with shower over, pedestal wash hand basin, window to rear. Fully tiled walls.

**WC**

Seperate WC, window to rear.

**Bedroom**

Window to front.

**Bedroom**

Window to rear.

**Bedroom**

Window to rear.

**Garage**

Boiler, UpVC door to rear.





## GARDEN

Driveway and established shrubs to the side of the property. Access to rear garden at the side.

## REAR GARDEN

Wrap around garden to side and rear. Greenhouse and vegetable patch to the side, large lawn area to rear with borders and established trees and shrubs. Patio area, access to garage from rear too.

## GARAGE

Single Garage

Electric.

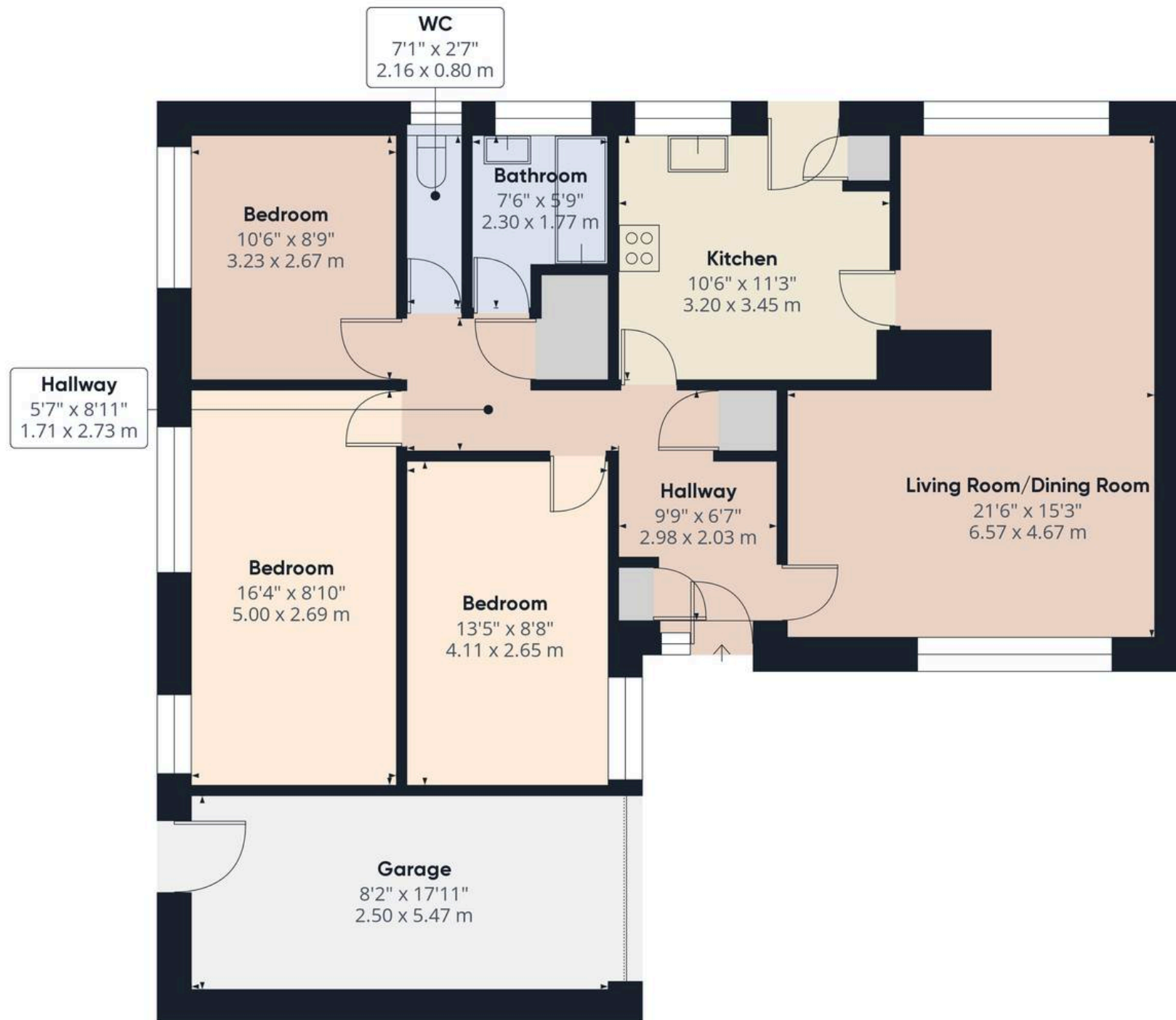
## DRIVEWAY

2 Parking Spaces









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

1082.95 ft<sup>2</sup>

100.61 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



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