



**13 River View, Tarleton**

Preston

**£325,000**





## 13 River View

Tarleton, Preston

"Modern 3-bed detached bungalow perfect for empty nesters, downsizers. Open living area, sleek kitchen, lush garden, EV charger, garage. Priced to sell. Move-in-ready in desirable location! 🏡🌿🔌"

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached true bungalow
- Modern Kitchen
- Open plan living
- Large bathroom with bath & shower
- Fantastic driveway & garage
- EV Charger
- Great garden with lawn and patio area
- Outdoor Garden Room/Office
- Buyers Information Pack Available
- Priced To Sell Proceedable Buyers Only

### Entrance

Ceramic porcelain tiles.

### Lounge

Log effect gas fire with led lighting, window to front.

### Kitchen

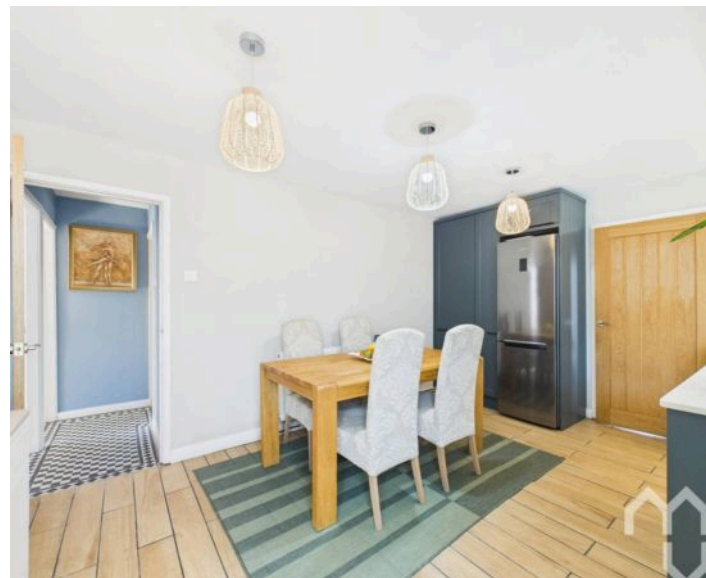
Excellent range of eye and low-level units including an island all quartz worktops, there is a 1.5 sink with boiling water/cold filter water tap. Integrated appliances include: dishwasher, microwave, electric oven, induction hob, plumbed for washing machine and tumble dryer. The dining room is open from the kitchen into the dining room and separate orangery, tiled floor.

### Dining room

Integrated kitchen cupboards, with built in space for fridge/freezer. Open plan into kitchen and orangery.

### Orangery

A WOW extension, with a feature gas log burner. Windows to side and patio doors to rear. Opens through to the kitchen and dining area.





**Bedroom one**

Built-in wardrobes, window to rear.

**Bedroom two**

Window to rear.

**Study/ bedroom three**

Window to side, currently used as a study, space for a double bedroom.

**Bathroom**

Four-piece suite; free-standing bath, large walk-in shower cubicle, underfloor heating & heated towel rail. Fully tiled walls and floor. Windows to side.

**Garage**



## FRONT GARDEN

Large modern multi-car driveway with electric point and lawned area.

## REAR GARDEN

Fantastic garden with patio area, mainly laid to lawn with established borders and planters. Purpose-built garden/office room, shed at the rear of the garden, access via side gates.

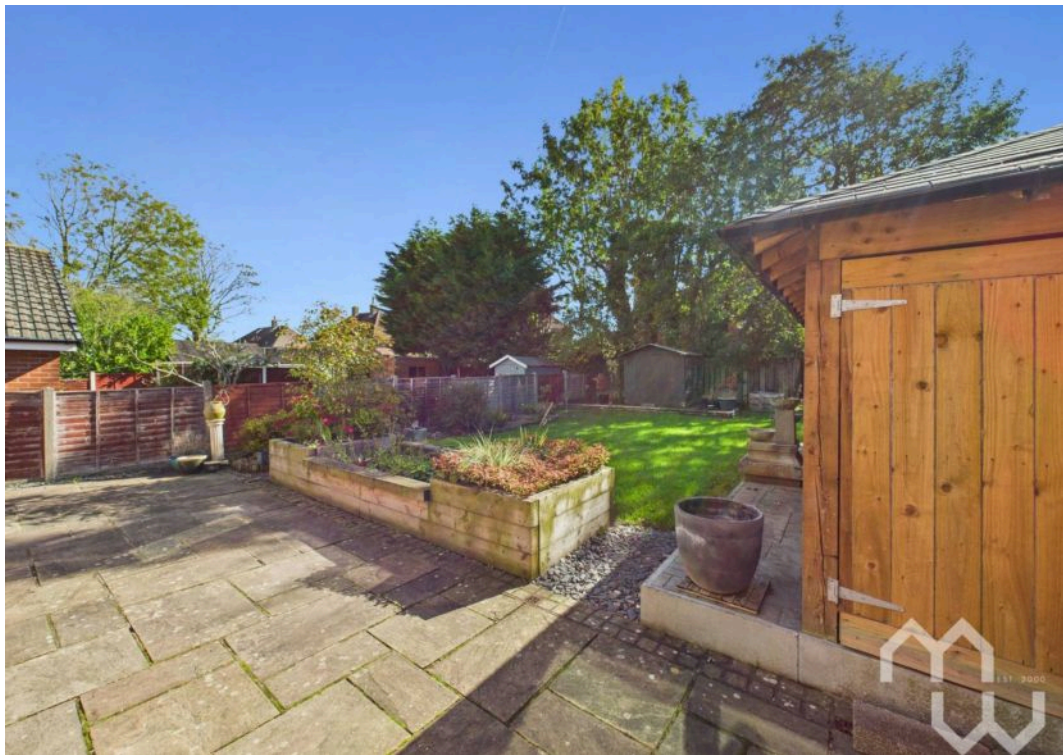
## DRIVEWAY

4 Parking Spaces

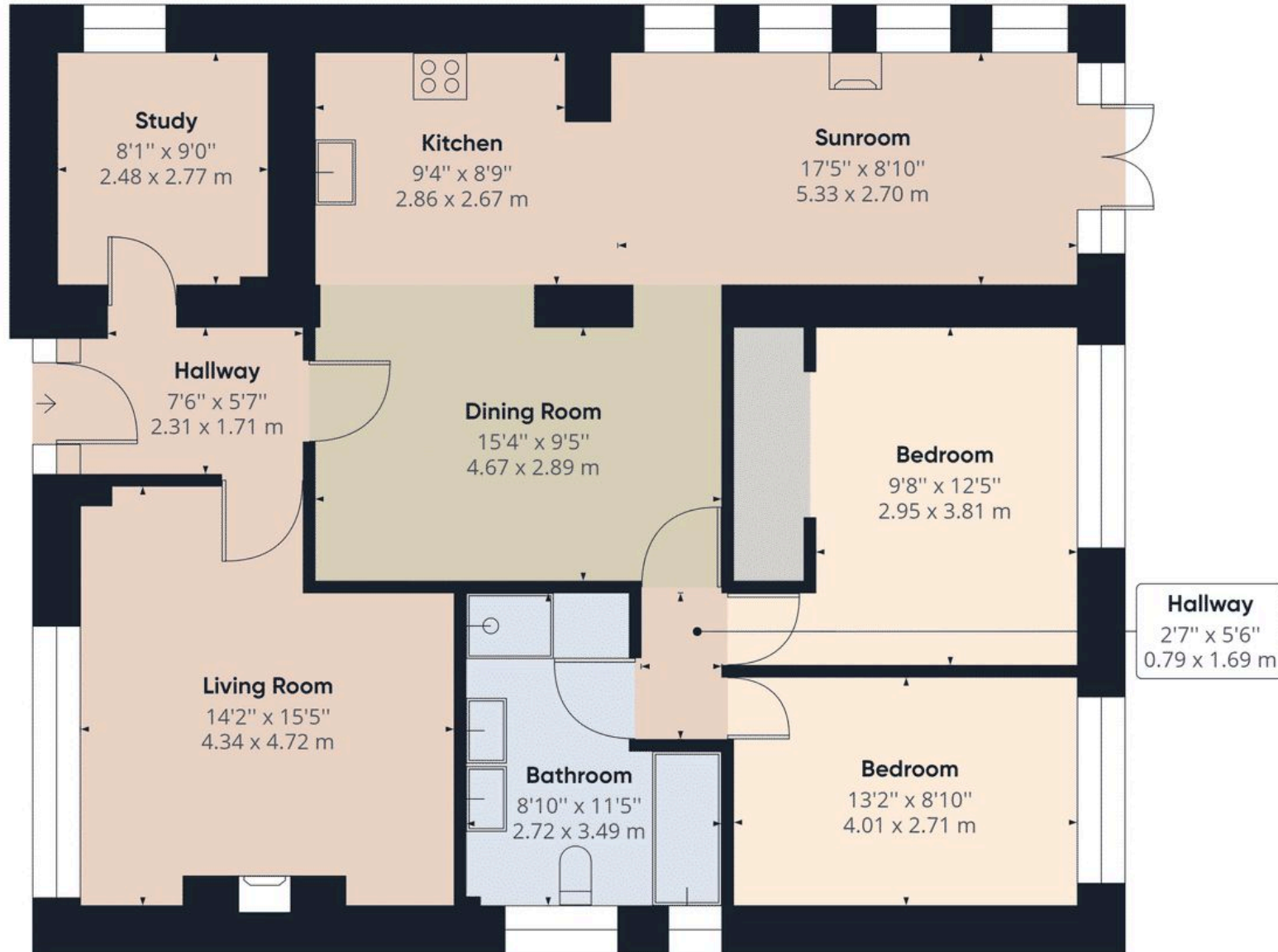
Large drive for 4+ cars with an electric car charging point.











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

1098.55 ft<sup>2</sup>

102.06 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.

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