



**20 River View, Tarleton, PR4 6EQ**  
**£247,500**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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We are delighted to offer for sale this detached house located in a popular village with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property is well maintained and benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen plus contemporary 4 piece bathroom. Items of note include wood burning stove to lounge, French doors to rear, oak internal doors plus fitted wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, further reception room plus an inner hall. There are 3 double bedrooms plus a 4 piece bathroom off the first floor landing.

The property has well presented gardens with lawn and patio. There is driveway parking.

Tenure - Freehold  
Council Tax - Band D

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With vinyl flooring.

#### Lounge 13'9"(max) x 11'6"(max) (4.21m(max) x 3.52m(max))

With wood burning stove, recessed spot lights, vinyl flooring and blind.

#### Dining Kitchen 20'5"(max) x 8'3"(max) (6.23m(max) x 2.53m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With oven, hob, hood and fridge freezer plus 1.5 sink and mixer tap and floor tiling. French doors leading to the rear garden.

#### Further Reception Room 15'11"(max) x 7'10"(max) (4.86m(max) x 2.40m(max))

With recessed spot lights plus carpets and blinds.

#### Inner Hall

With access to store and stairs. Vinyl flooring.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 13'7"(max) x 10'7"(max) (4.15m(max) x 3.24m(max))

With fitted wardrobes, carpets and blinds.

#### Bedroom 2 10'7" x 8'7" (3.25m x 2.62m)

With carpets and blinds.

#### Bedroom 3 9'7" x 7'6" (2.94m x 2.29m)

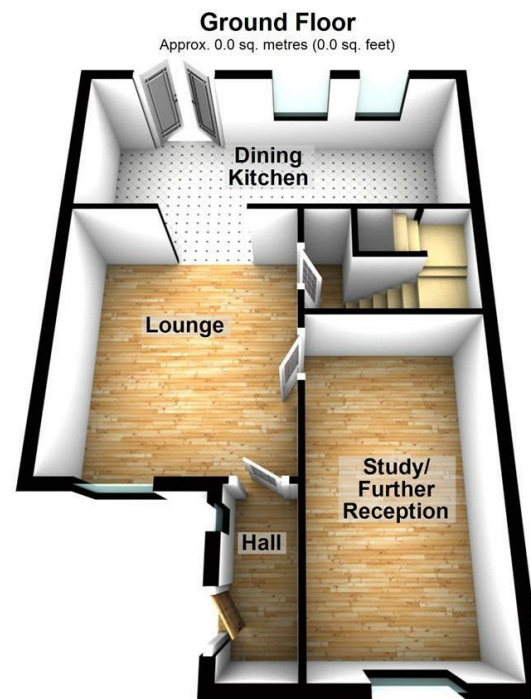
With carpets and blinds.

#### Bathroom 9'5"(max) x 8'3"(max) (2.89m(max) x 2.52m(max))

Having a contemporary 4 piece suite with bath and double shower plus vanity basin, ladder radiator, tiling and vinyl flooring.

### EXTERNAL

The property has well presented gardens with lawn and patio. There is driveway parking.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.