

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



£299,950

20 Merlecrest Drive, Tarleton, Preston, PR4 6BD



### PROPERTY SUMMARY

NO CHAIN !!! A rare opportunity to purchase an extended semi detached true bungalow with views over the River Douglas and beyond. The spacious and versatile accommodation comprises reception hall, lounge/bedroom three, two further bedrooms, modern bathroom, utility room, stunning open plan dining kitchen leading to rear family room with roof lantern and double doors leading to rear timber deck patio and garden. The property stands in a substantial plot with off street parking for several vehicles, carport and garage. Internal viewing advised to appreciate the extent and quality of this property. This property is also ideal for families.







SEMI-DETACHED BUNGALOW  
 TOTAL FLOOR AREA: 1722 sq.ft. (159.9 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the information contained herein, measurements of rooms, sections, areas and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The structure, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with iMeasure 11/2015

## LOCAL AUTHORITY

West Lancs

## TENURE

Freehold

## COUNCIL TAX BAND

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.