



## **Holly Grove, Tarleton, Preston**

**Offers Over £259,950**

Ben Rose Estate Agents are pleased to present to the market this spacious three-bedroom detached bungalow, located in the highly desirable area of Tarleton. The property can be sold as vacant possession, or with tenant in situ, providing an excellent investment opportunity with immediate rental income or would make a lovely family home for anyone looking to move to the area. Situated conveniently between Preston and Southport, residents enjoy easy access to superb local schools, shops, and amenities, along with picturesque walks along the nearby River Douglas.

Stepping into the property through the entrance porch, you will find yourself in the main hallway from which all rooms can be accessed. Moving counter-clockwise, you will first discover the third bedroom on the right, offering ample space for a double bed and featuring a large window overlooking the front aspect. Next along is the spacious lounge, which also receives plenty of natural light from the front and includes a feature fireplace. Continuing through, you will find the kitchen, which offers generous storage and space for freestanding appliances, along with a single door providing access to the side of the property. The home also includes two further double bedrooms, as well as a spacious four-piece family bathroom.

Externally, at the front, the property boasts a private driveway providing off-road parking for multiple vehicles. At the rear, you will find a single detached garage and a generously sized garden space, consisting of a flagged and stone patio area.

Early viewing is highly recommended to avoid disappointment.





















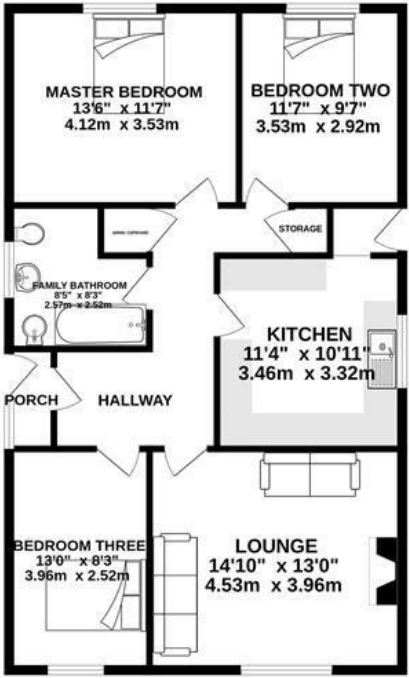
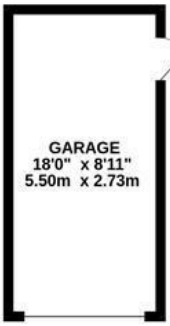






# BEN ROSE

GROUND FLOOR  
1054 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 78        |
| (55-68) D                                   | 61                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

