



Wainwright
&
Edwards

FOR SALE
01772 814863

£299,950

20 Merlecrest Drive, Tarleton, Preston, PR4 6BD

3  1  2  D 

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.







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		
England & Wales	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.