



35 River View, Tarleton

Preston

Guide Price **£270,000**



35 River View

Tarleton, Preston

Detached three-bedroom bungalow on a generous corner plot in a peaceful Tarleton cul-de-sac. No chain. Garage, driveway, wrap-around garden, and great potential to modernise or extend.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- No Chain
- Three Bedroom True Bungalow
- Corner Plot
- Garage And Drive
- Desirable Cul-De-Sac
- Tarleton
- Solar Panels Fitted

Hallway

Laminate floor. Storage cupboard.

Kitchen

Good range of eye and low level units. Breakfast bar. Integrated 1.5 stainless steel sink and extractor fan, space for an electric oven. Window and door to rear.

Dining Room

Window to front- room opens into the living room.

Living Room

Window to front. Laminate floor.

Bathroom

Three piece suite comprising of electric shower, low-level WC, vanity wash hand basin. Part tiled walls.

Bedroom One

Fitted wardrobes. Window to rear.

Bedroom Two

Window to rear.

Bedroom Three

Fitted wardrobes, window to side.

Garage

Front and rear access.



FRONT GARDEN

Stone, shrubs and lawned gardens wrap around the front to the rear of the corner plot.

GARDEN

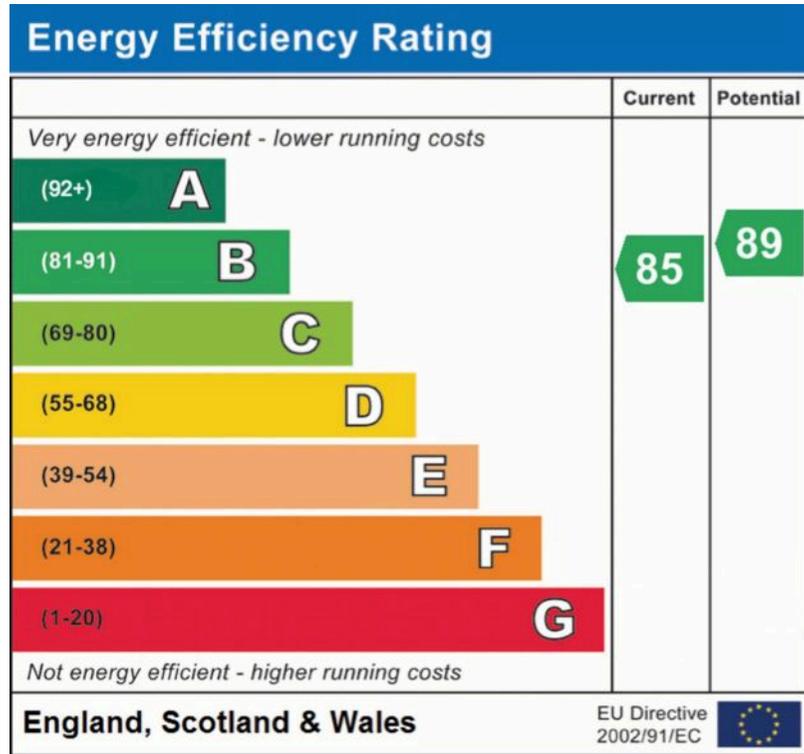
Lawned gardens, flower beds, patio areas. Access to the front of the property and rear access to the garage.

DRIVEWAY

3 Parking Spaces

Driveway with space for multiple cars.







Approximate total area⁽¹⁾
 955 ft²
 88.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



ESTATE AGENCY- REDEFINED



At MovingWorks, we're not just another estate agent.

We're a proudly independent, family-run business, founded in 2000 to do things differently – and better.

Buying a home is one of life's biggest milestones. It's emotional, personal, and deserves expert support every step of the way.

Why buyers choose us:

We're a marketing agency, not just a listing service. We match you with the right home and guide you through the process with care and clarity.

With Gazeal, you can reserve your chosen property and protect your purchase from delays or fall-throughs. It shows you're a committed buyer – giving you peace of mind and a stronger position.

We also help you get legally ready, so you can move quickly and with confidence.

At MovingWorks, we combine strategy with genuine care – putting people before process to make your move smooth, secure, and stress-free.

Clients love working with us, check out our reviews to find out for yourself. If you need help selling your home, or know anyone that we could be of service to- please get in touch.



CONTACT US



www.movingworks.co.uk



hello@movingworks.co.uk



[@movingworksestateagentsuk](https://www.instagram.com/movingworksestateagentsuk)



[@mwearlybirdvip](https://www.facebook.com/mwearlybirdvip)



[@movingworks6301](https://www.youtube.com/movingworks6301)



LOVE IT? Secure your offer

COMPLETE THIS FORM AND WE'LL BE IN TOUCH

SCAN

