



## 20 WILSON CLOSE

TARLETON, PRESTON, PR4 6DE

Offers In Excess Of **£209,950**  
FREEHOLD

- Immaculate Semi Detached True Bungalow • Popular Village Location • Tranquil Settings – Open Field To Rear • Two Bedrooms • Spacious Lounge with Dining Area • Modern Fitted Kitchen • Chain Free • Beautiful South Facing Rear Garden • Perfect For Alfresco Dining & A Real Sun Trap • Stylish Three Piece Bathroom Suite

**MARIE HOLMES**  
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## 20 Wilson Close

\*\*\*NO CHAIN DELAY\*\*\*GREAT PRICE\*\*\*A great opportunity to purchase a lovely semi detached true bungalow in a great location and a tranquil setting. This beautiful home offers two bedrooms, spacious lounge with a dining area adjacent and a well equipped fitted kitchen. There is a three piece bathroom suite, gas central heating and uPVC double glazing. The property is immaculately presented and is ready to move in to as is offered with No Chain Delay. There is plenty of driveway parking which approaches a detached garage and to the rear is a stunning low maintenance garden with dedicated decked terrace areas and open aspects beyond. The garden is not only private but lovely and sunny as is south facing, a real sun trap. Close to Tarleton centre with it's excellent services amenities and Booths. There are local bus routes, schools and main road connections. Viewing is essential to fully appreciate the presentation, setting and location of this amazing bungalow. Offered with No Chain Delay as well as Sunday Viewing Availability.



### Entrance Hall

With uPVC double glazed door to the front elevation, ceiling light and doors off.

### Lounge

20'3" x 14'1" (6.17 x 4.29)

A lovely room with lots of natural light coming from the uPVC double glazed patio doors which overlooks and accesses the South facing rear garden, ceiling light, radiator and opens to dining area.

### Dining area

With uPVC double glazed window to the front, ceiling light and radiator

### Kitchen

9'5" x 6'11" (2.87 x 2.11)

With a stylish range of wall, drawer and base units with contrasting working surfaces and part tiled splashback areas, electric hob and oven with canopied extractor hood, plumbed for washer, uPVC double glazed window to the front and door access to the side elevation.

### Bedroom One

12'8" x 9'11" (3.86 x 3.02)

With a range of fitted wardrobes and top boxes, a central bedhead area, uPVC double glazed window overlooking the sunny and private rear garden, radiator and ceiling light.

### Bedroom Two

7'2" x 7'0" (2.18 x 2.13)

With uPVC double glazed window to the front, radiator and ceiling light.

### Bathroom

7'0" x 5'5" (2.13 x 1.65)

A modern bathroom suite comprising panelled bath with shower over and glazed shower profile screening, wash hand basin and low suite W.C. Stylish part panelled and tiled elevations, opaque uPVC double glazed window to the rear and radiator.

### Front

To the front of the garden there is hard landscaping with shrubs and plants, driveway parking on a approach to the garage.

### Rear Garden

A great rear garden, easily maintained with dedicated decked sun terrace area, plants and shrubs, open fields beyond and having a South facing aspect, a real suntrap.

### Detached Garage

With up and over door and personal door.

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### ADDITIONAL INFORMATION

**Local Authority** –

**Council Tax** – Band C

**Viewings** – By Appointment Only

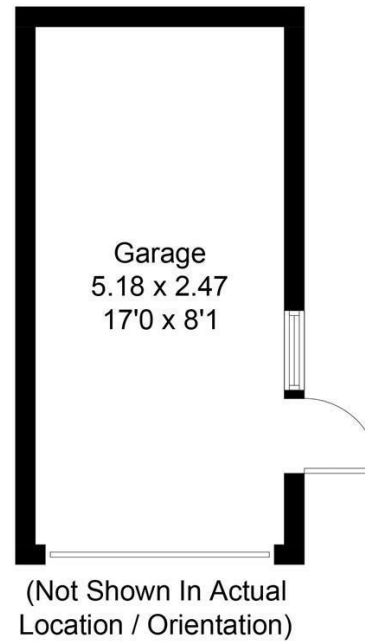
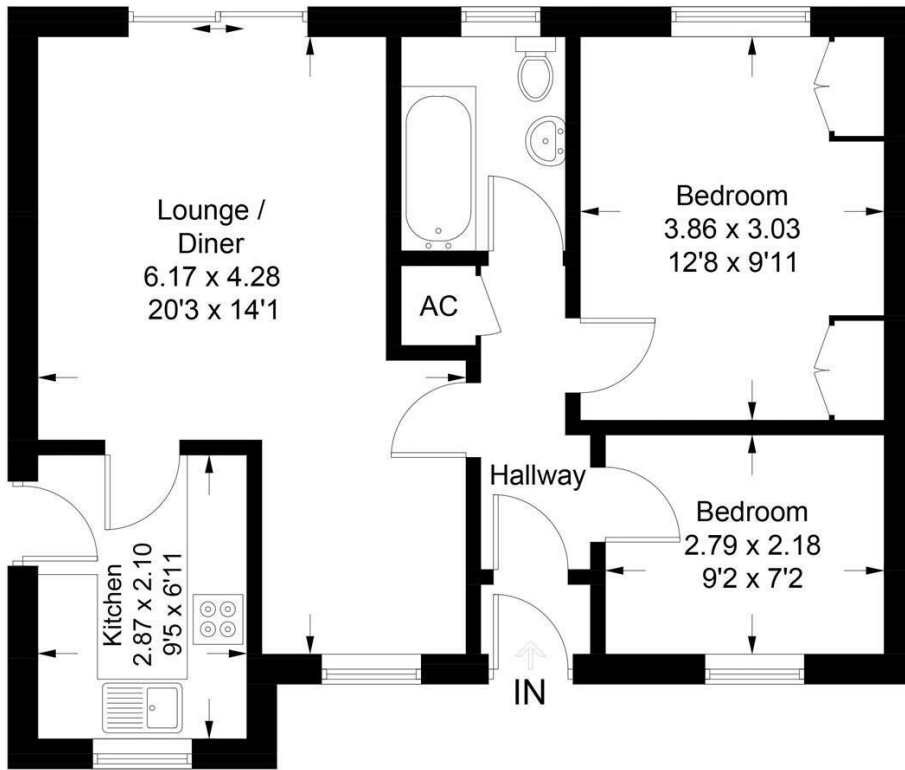
**Tenure** – Freehold

**EPC Rating** –

score	Energy rating	Current	Potential
2+	A		112 A
1-91	B		
9-80	C		
5-68	D	61 D	
9-54	E		
1-38	F		
-20	G		

## Wilson Close

Approximate Gross Internal Area = 55.0 sq m / 592 sq ft  
 Garage = 13.0 sq m / 140 sq ft  
 Total = 68.0 sq m / 732 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<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/tenants are advised to recheck the measurements.

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