



Wainwright
&
Edwards

FOR SALE
01772 814863

£299,950

20 Merlecrest Drive, Tarleton, Preston, PR4 6BD



PROPERTY SUMMARY

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/bedroom3, 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, car port and garage. internal viewing advised to appreciate the extent and quality of this property.







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			
England & Wales		EU Directive 2002/91/EC	

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