



LAWRENCE ROONEY
ESTATE AGENTS

240a, Hesketh Lane, Tarleton,
Preston, Lancashire PR4 6RH

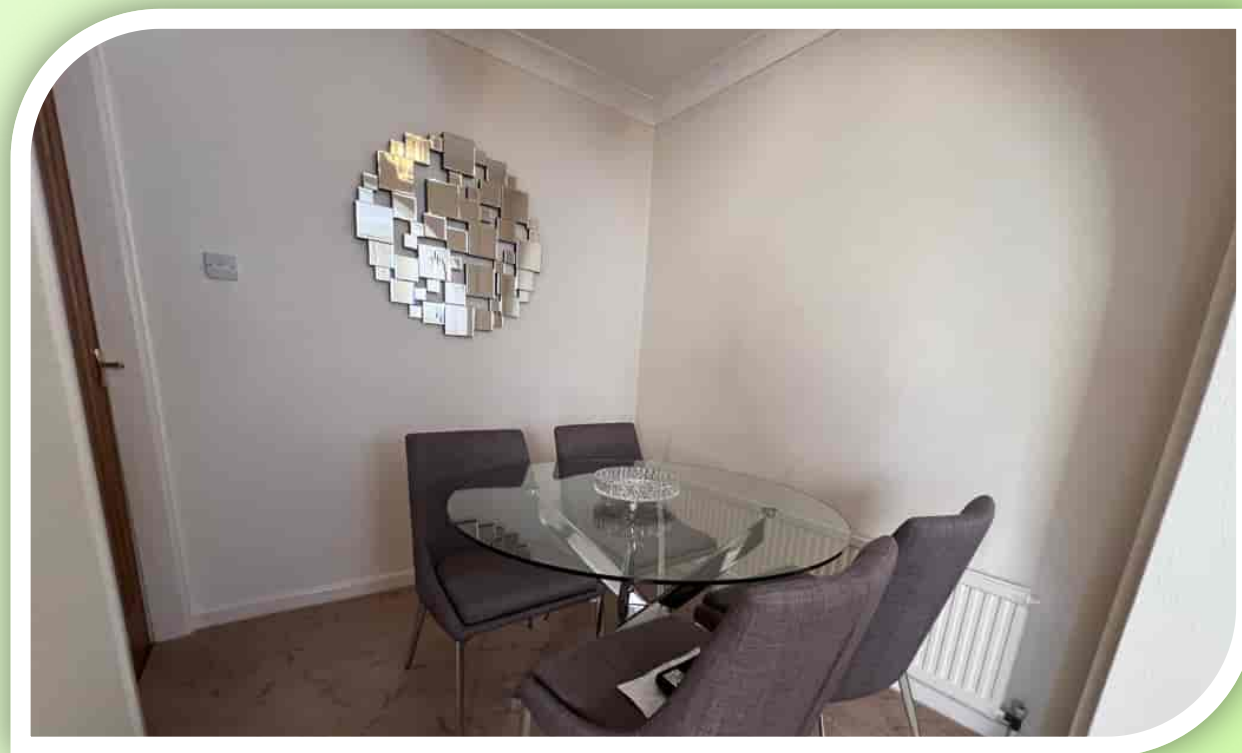
£329,950

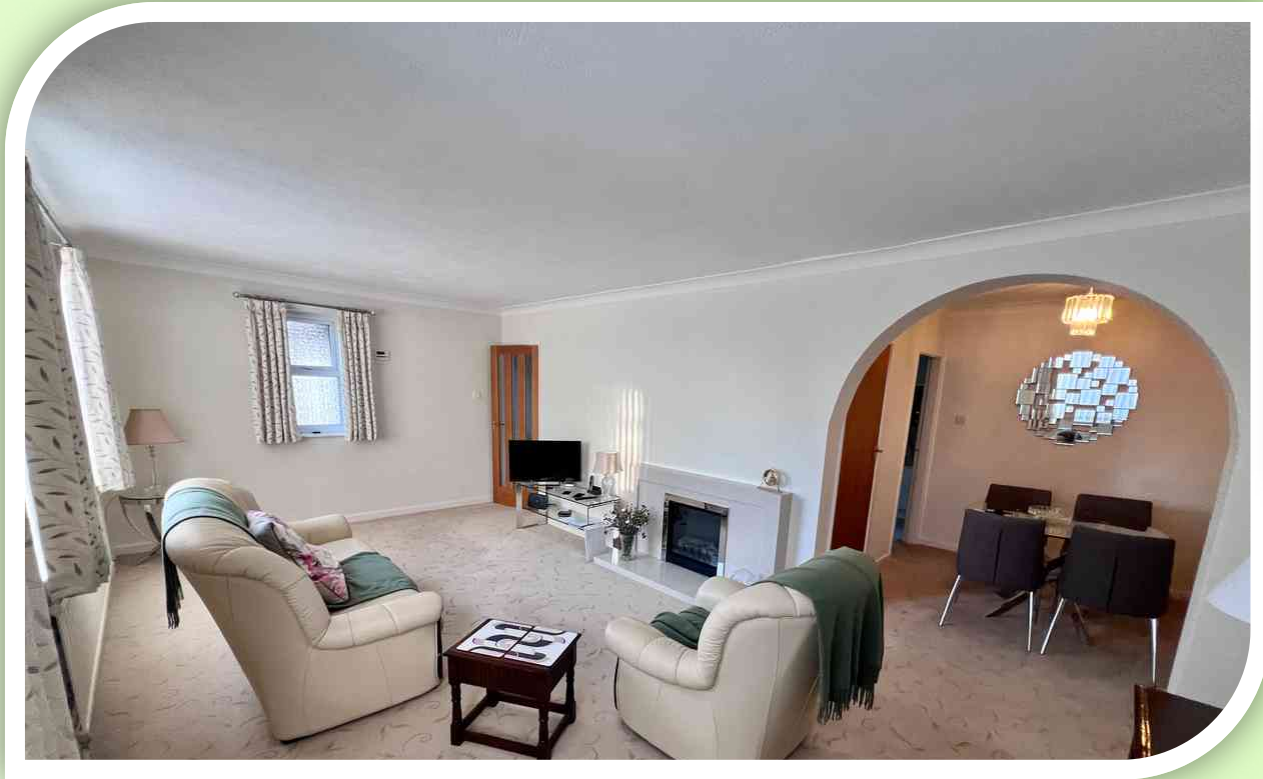
240a Hesketh Lane, Tarleton, Preston, PR4 6RH

Spacious modern detached property located within the sought after village of Tarleton being offered for sale with NO CHAIN.

- Modern Detached
- Spacious Accommodation
- Three Bedrooms
- Large Conservatory
- Attached Garage
- Extensive Driveway
- Popular Village Location
- Stylish Modern Kitchen
- NO CHAIN DELAY
- Council Tax Band E

Spacious modern detached property located within the sought after village of Tarleton being offered for sale with NO CHAIN. Set back from the road offering an extensive driveway this superb family home is positioned within easy reach to the local amenities, schools and transport links, the living accommodation is arranged over ground and first floors briefly comprising: open porch, hallway, cloakroom, lounge, dining room, recently installed stylish modern fitted kitchen, utility room, large conservatory, three bedrooms and a recently updated modern shower room. Outside well stocked gardens, enclosed rear garden, block paved driveway has ample off road parking space for several cars and access to the garage. The property is warmed via a gas fired central heating system and benefits from double-glazing throughout. An internal inspection is highly advised to fully appreciate.





GROUND FLOOR

The accommodation is accessed via the open porch and into the entrance hallway, from here there is access to the cloakroom, an open archway to access the reception rooms and stairs to the first floor. At the front the spacious lounge spans the full width of the property featuring an electric fire within a modern surround, dual aspect windows, two radiators and an open arch into a dining area. To the rear of the property is a stylish modern fitted kitchen offers an extensive range of high gloss finish units and contrasting Granite work surfaces to complement, under set sink, quality appliances, Karndean flooring, space for a breakfast table and rear window. An open archway leads to a useful utility room having space for appliances and access into the conservatory. This spacious conservatory has floor to ceiling double glazed panels to three elevations, Amtico flooring and access out onto the rear garden.







FIRST FLOOR

To the first floor the private spaces comprises three bedrooms and a recently updated modern shower room. Formally four bedrooms, bedrooms one and four have been knocked through to form a dressing room to the main bedroom. There are a further two double bedrooms positioned to the front of the property, the larger of the two has built in wardrobes. A modern shower room is fitted with a walk in shower tray, glass shower screen, vanity unit incorporates and wash hand basin and a concealed cistern W.C.



OUTSIDE

To the front of the property the extensive block paved driveway has off road parking for several vehicles, access to the attached garage and well stocked planted borders. The rear garden is full enclosed, block paved patios and pathways, mature planted borders, access into the rear of the garage, hedging and fencing to the boundaries.

GROUND FLOOR

1ST FLOOR




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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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