



LAWRENCE ROONEY
ESTATE AGENTS

5 Crestway, Tarleton, Preston,

Lancashire PR4 6BE

£239,000

5 Crestway, Tarleton, Preston, Lancashire, PR4 6BE

Deceptive and versatile semi-detached property offering the flexibility of either bungalow style living or a family home.

- Deceptive & Versatile Semi-Detached Property
- Kitchen & Sitting Room
- Convenient Village Location
- Driveway & Detached Garage
- Council Tax Band C
- Modern Bathroom
- Three / Four Bedrooms

Deceptive and versatile semi-detached property offering the flexibility of either bungalow style living or a family home. Located in the popular village of Tarleton this property is within easy reach to the amenities and reputable high school. The living accommodation comprises: open porch, hallway, ground floor double bedroom, bow fronted lounge, dining room, modern bathroom, bedroom/study, fitted kitchen, sitting room and two bedrooms to the first floor. Outside, driveway offers off road parking and access to the garage, front garden and a fully enclosed rear garden. This property has double-glazing throughout and is warmed by a gas fired central heating system.





GROUND FLOOR

The accommodation is accessed via an open porch and into the entrance hallway. Off the hallway and immediately to the right is a ground floor double bedroom with a front window, feature side window and a radiator. The principal reception room is the bow fronted lounge with curved radiator, coving and wall light points. A ground floor bathroom is fitted with a stylish modern three piece suite in white comprising: panelled bath with shower over, vanity unit with wash hand basin and W.C. Frosted side window, storage cupboard, ladder towel radiator, wood effect flooring and tiled to complement. The next reception room is the dining room with stairs upto to the first floor and French doors opening out onto the rear garden. Ideal for those wanting to work from home is a study with side window and radiator but also could be used as further bedroom if required. To the rear of the property is the fitted kitchen with a set of double doors that open into the sitting/dining room. The kitchen is fitted with an excellent range of units and work surfaces to complement, inset sink/drain, space for appliances, two side windows, radiator and doors into: sitting room has a side window, radiator and French doors opening out onto the rear garden.





FIRST FLOOR

At the first floor there are a further two bedrooms. The larger of the bedrooms has a front window, radiator and built in wardrobes. The other bedroom has a rear window and radiator.

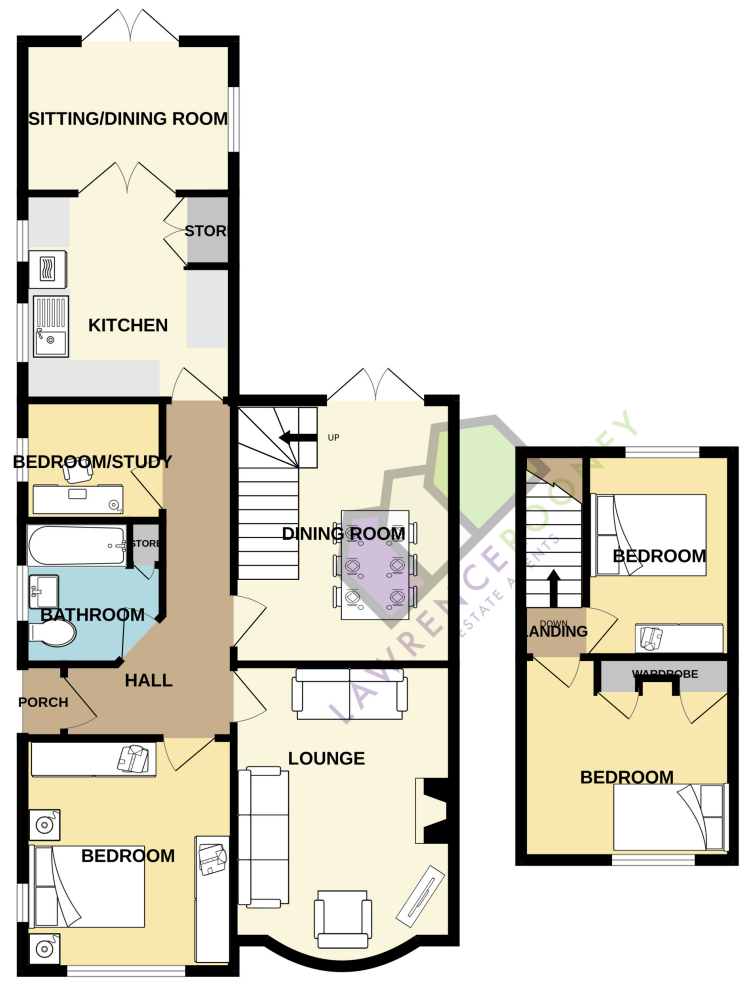


OUTSIDE

To the front a lawned garden area, paved driveway has off road parking and access to the garage at the rear. The fully enclosed rear garden is laid to lawn with planted borders, paved patio areas and fencing to the boundaries.

GROUND FLOOR
811 sq.ft. (75.4 sq.m.) approx.

1ST FLOOR
222 sq.ft. (20.6 sq.m.) approx.



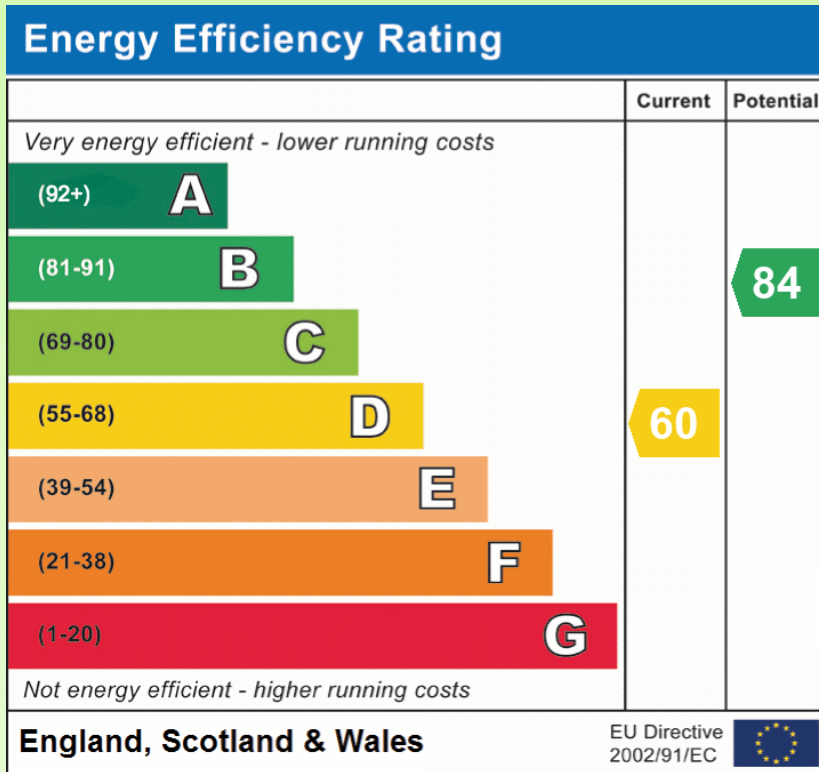
TOTAL FLOOR AREA : 1033 sq.ft. (96.0 sq.m.) approx.

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Lawrence Rooney Estate Agents
 3 Oak Gardens, Longton, Lancashire PR4 5XP
 01772614433 info@lawrencerooney.co.uk

www.lawrencerooney.co.uk



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