



LAWRENCE ROONEY
ESTATE AGENTS

**Whiteoaks, Gorse Lane, Tarleton,
Preston, Lancashire PR4 6LH**

£575,000

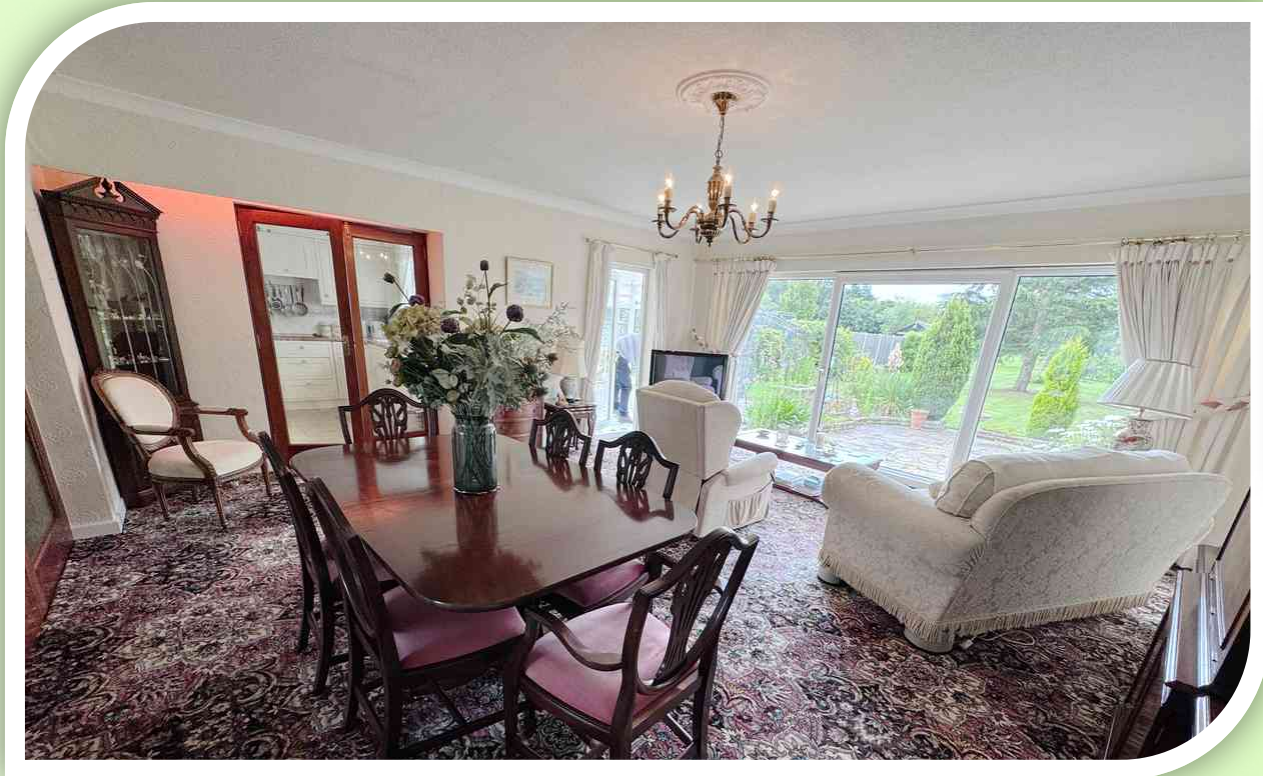
Whiteoaks, Gorse Lane, Tarleton, Preston, Lancashire, PR4 6LH

Substantial and individual detached true bungalow standing in a plot of approximately 3/4 of an acre offered for sale with NO CHAIN DELAY.

- Substantial & Individual Detached True Bungalow
- Extremely Spacious Accommodation
- Three Bedrooms
- Approximately 0.75 Acre Plot
- Conservatory & Utility Room
- Large Cabin & Garage
- NO CHAIN DELAY
- Extensive Driveway & Hardstandings
- Council Tax Band E

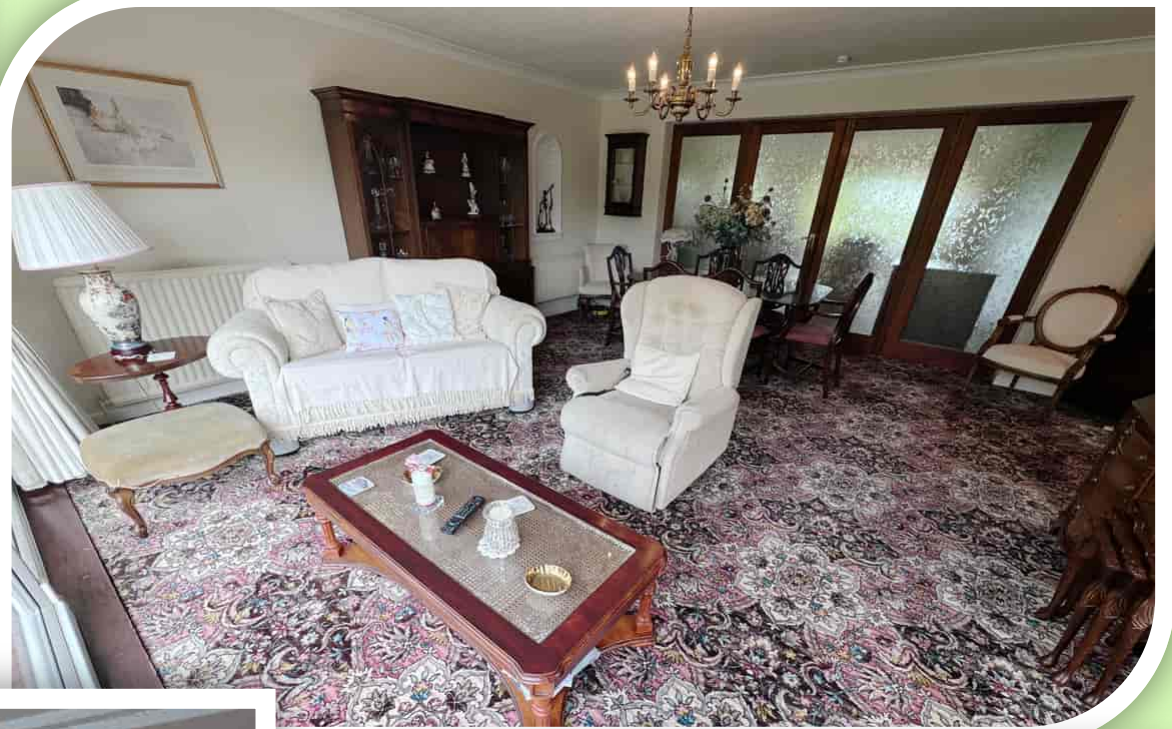
Whiteoaks, an individually designed and built true bungalow standing in a plot of approximately 0.75 of an acre being offered for sale with NO CHAIN DELAY. This rarely available property is all but a short walk from the village centre of Tarleton and wide array of amenities and offers extremely spacious living accommodation comprising: entrance porch, hallway, lounge, dining/sitting room, conservatory, fitted kitchen, rear lobby, utility room, shower room, main bedroom with fitted wardrobes, two further bedrooms and a four piece bathroom. Outside Whiteoaks has an extensive driveway for off road parking leading to ample hard standings, a garage and cabin combined and formal gardens with patio. Whiteoaks is warmed via a gas fired central heating system and benefits from double-glazing. Early viewing is essential to fully appreciate.





RECEPTION SPACES

The property is accessed via the entrance porch and through into the hallway. To the right the principal reception room is the sizable lounge offering a pleasant view through a front window over the garden, having radiators, fireplace, feature internal glazed panel and a set of glazed doors with matching side panels open up into the dining/sitting room. This impressive reception room has sliding patio doors with matching side panels out onto the rear patio, display niche, radiators, double doors into the kitchen and door to access the conservatory. The kitchen is fitted with a wide range of matching units, work surfaces to complement, inset sink/drain, built in oven, rear window, tiled floor, integrated dishwasher and fridge/freezer. Access to a rear lobby having an external side door, door to a useful utility room and a useful shower room.





PRIVATE SPACES

The main bedroom has a rear window, radiator, excellent range of fitted bedroom furniture incorporating wardrobes, top boxes, drawers and dresser. A second double bedroom has a front window, radiator and built in wardrobes. Ideal as an office is the third bedroom also having a front window and built in wardrobes. A large bathroom is fitted with a white three piece suite comprising: panelled bath, corner shower cubicle, pedestal wash hand basin and low level W.C. Tiled to complement, ladder towel radiator, rear window and built in storage cupboard.



OUTSIDE

The front is laid to lawn with a planted border and an extensive driveway leads to the rear of the property to access the garage and further parking or hardstandings. Immediately to the rear of the property the paved patio leads onto to formal gardens, the rear of the plot laid to lawn with shrubbery, tree specimens and water feature. The garage and combined cabin would suit a wide range of uses, also has an attached garden store, power and light points and a remote control roller shutter front door.

GROUND 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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