

GUILDHALL

SALES & LETTINGS



2 Bank Bridge

, Tarleton, PR4 6HJ

Offers Over £190,000



Nestled in the charming village of Tarleton, this delightful 200-year-old cottage is a true gem, brimming with character and warmth. As you step inside, you are welcomed by a cosy reception room that invites relaxation and comfort, perfect for unwinding after a long day. The fitted kitchen is both functional and inviting, providing ample space for culinary creations, while the utility area adds convenience to daily living.

This enchanting home boasts two generously sized double bedrooms, ensuring plenty of space for rest and rejuvenation. The four-piece bathroom suite is a luxurious addition, offering both style and practicality for your daily routines.

One of the standout features of this property is the large rear garden, a tranquil oasis that offers endless possibilities. The outbuilding within the garden presents an exciting opportunity, with the potential to be transformed into an annexe, ideal for guests or as a private workspace.

For those who value convenience, the property includes off-street parking for one vehicle, ensuring ease of access. Additionally, the excellent transport links nearby make commuting and exploring the surrounding areas



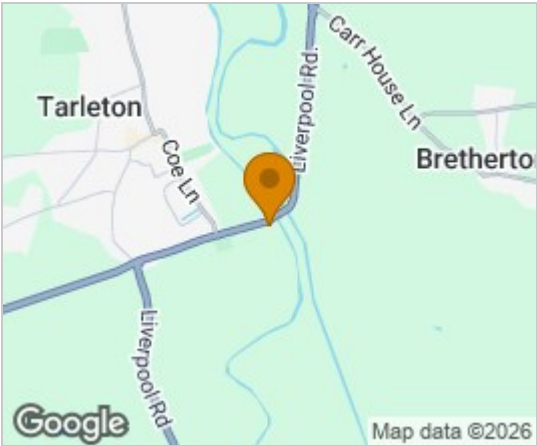
Ground Floor

- Entrance Vestibule 5'1" x 4'5" (1.56m x 1.37m)
- Lounge 14'10" x 15'3" (4.53m x 4.65m)
- Kitchen/Breakfast Room 14'9" x 14'9" (4.50m x 4.51m)
- Utility 2'15 x 6'38 (0.61m x 1.83m)

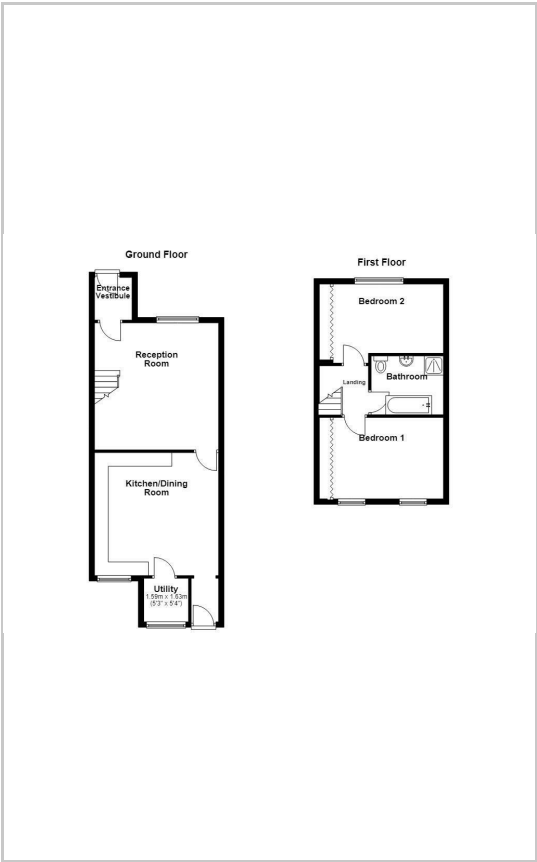
First Floor

- Landing
- Bedroom One 14'10" x 9'9" (4.53m x 2.98m)
- Bedroom Two 8'4" x 14'9" (2.55m x 4.52m)
- Bathroom 8'7" x 7'0" (2.64m x 2.15m)

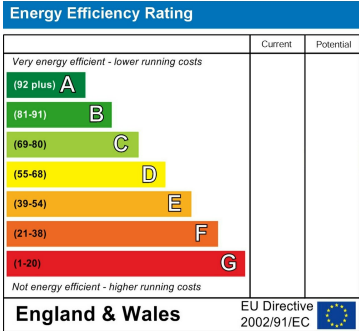
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.