

# GUILDHALL

SALES & LETTINGS



## 127 Tag Croft, Preston, PR2 7AH

### Offers Over £140,000

Nestled in the charming area of Tag Croft, Ingol, Preston, this delightful three-bedroom house offers a perfect blend of comfort and convenience. As you step inside, you are welcomed by a bright yet cosy reception room, ideal for relaxing or entertaining guests. The space is designed to create a warm atmosphere, making it a perfect retreat after a long day.

The property features a ground floor WC, a spacious lounge and a well-appointed kitchen and dining room, providing an excellent space for family meals and gatherings. This area is not only functional but also encourages a sense of togetherness, making it the heart of the home.

The three bedrooms are generously sized, offering ample space for rest and relaxation. The three-piece bathroom suite is both practical and stylish, catering to the needs of a modern family.

Outside, the front and rear gardens provide lovely outdoor spaces for gardening, play, or simply enjoying the fresh air. The gardens enhance the overall appeal of the property, making it a wonderful place to unwind.

Located in a great area, this home benefits from a friendly community and convenient access to local amenities. Whether you are looking for a family home or a peaceful retreat, this property in Tag Croft is sure to impress. Don't miss the opportunity to make this charming house your new home.

## **Ground Floor**

**Entrance Hallway 6'22 x 18'85 (1.83m x 5.49m)**

**Lounge 13'61 x 12'37 (3.96m x 3.66m)**

**Kitchen 13'60 x 10'75 (3.96m x 3.05m)**

**Ground Floor WC 5'23 x 2'79 (1.52m x 0.61m)**

## **First Floor**

**Landing 10'79 x 9'81 (3.05m x 2.74m)**

**Bedroom One 11'86 x 13'85 (3.35m x 3.96m)**

**Bedroom Two 10'04 x 11'59 (3.15m x 3.35m)**

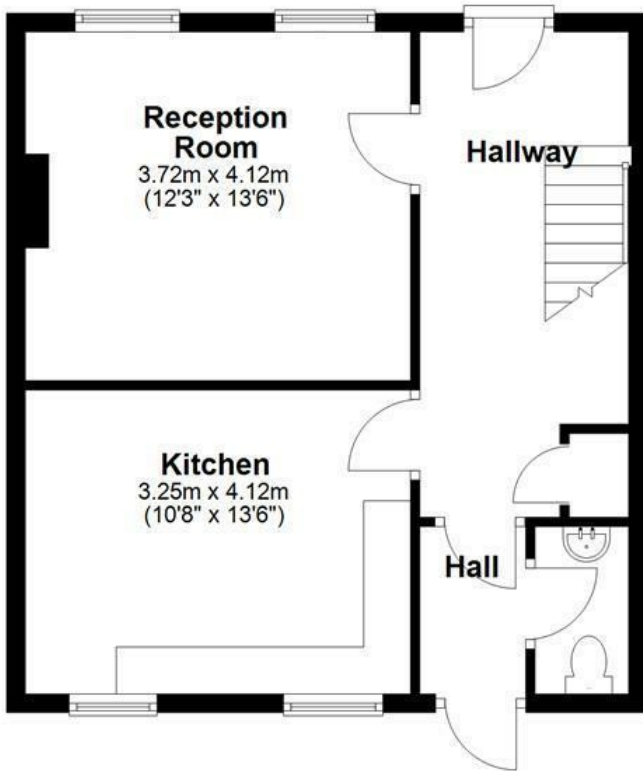
**Bedroom Three 9'76 x 6'78 (2.74m x 1.83m)**

**Bathroom 5'83 x 6'61 (1.52m x 1.83m)**

# Floor Plan

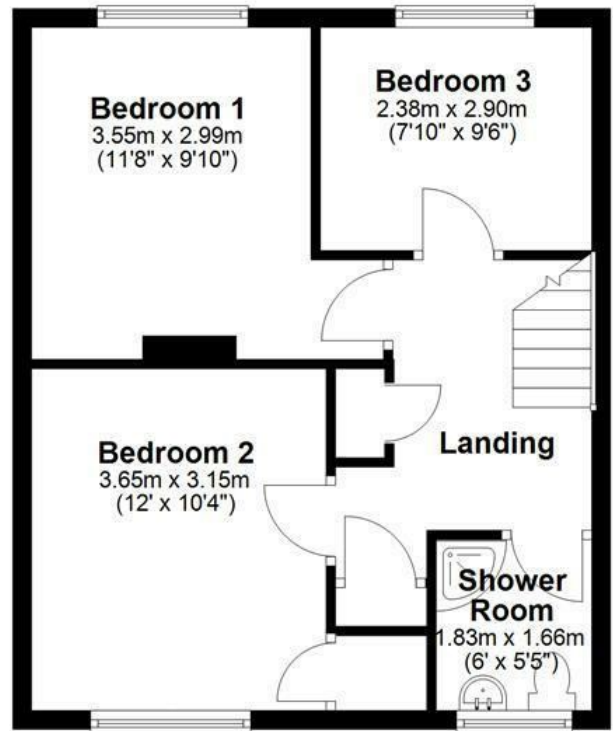
## Ground Floor

Approx. 47.1 sq. metres (507.0 sq. feet)

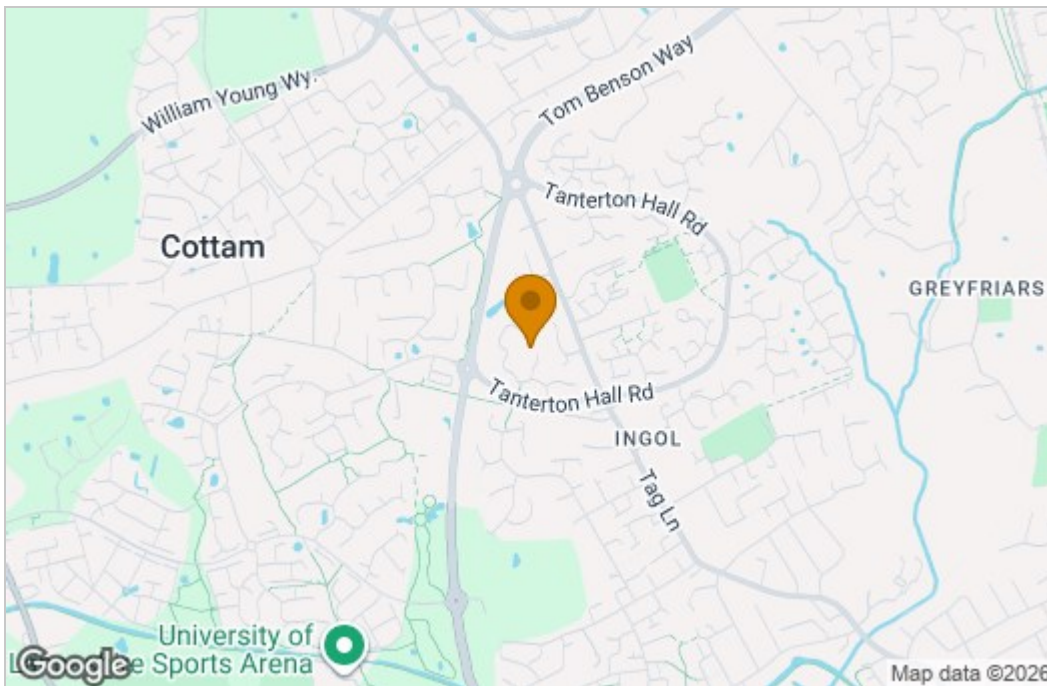


## First Floor

Approx. 43.7 sq. metres (470.1 sq. feet)



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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