

Wainwright
&
Edwards

FOR SALE
01772 814863



Offers In The Region Of £314,950

20 Astland Gardens, Tarleton, Preston, PR4 6SX



PROPERTY SUMMARY

An excellent opportunity to purchase a spacious and beautifully presented semi detached dormer bungalow with the added benefit with full planning permission to extend (2025/0413/FUL) mature corner plot at the head of a private cul de sac. The accommodation comprises entrance vestibule leading to large reception hall, lounge with dual aspect windows and double doors leading to rear enclosed veranda, modern fitted kitchen with integrated appliances, dining room, two ground floor bedrooms (master with built in wardrobes), luxury recently fitted shower room. To the first floor there is a further double bedroom with built in wardrobes and separate modern bathroom. The property stands in a mature private corner plot with large driveway for several vehicles and larger than average detached double garage with workshop area, electric up and over doors and personal door to rear. Viewing strongly advised to appreciate the quality and extent of this property.





LOCAL AUTHORITY

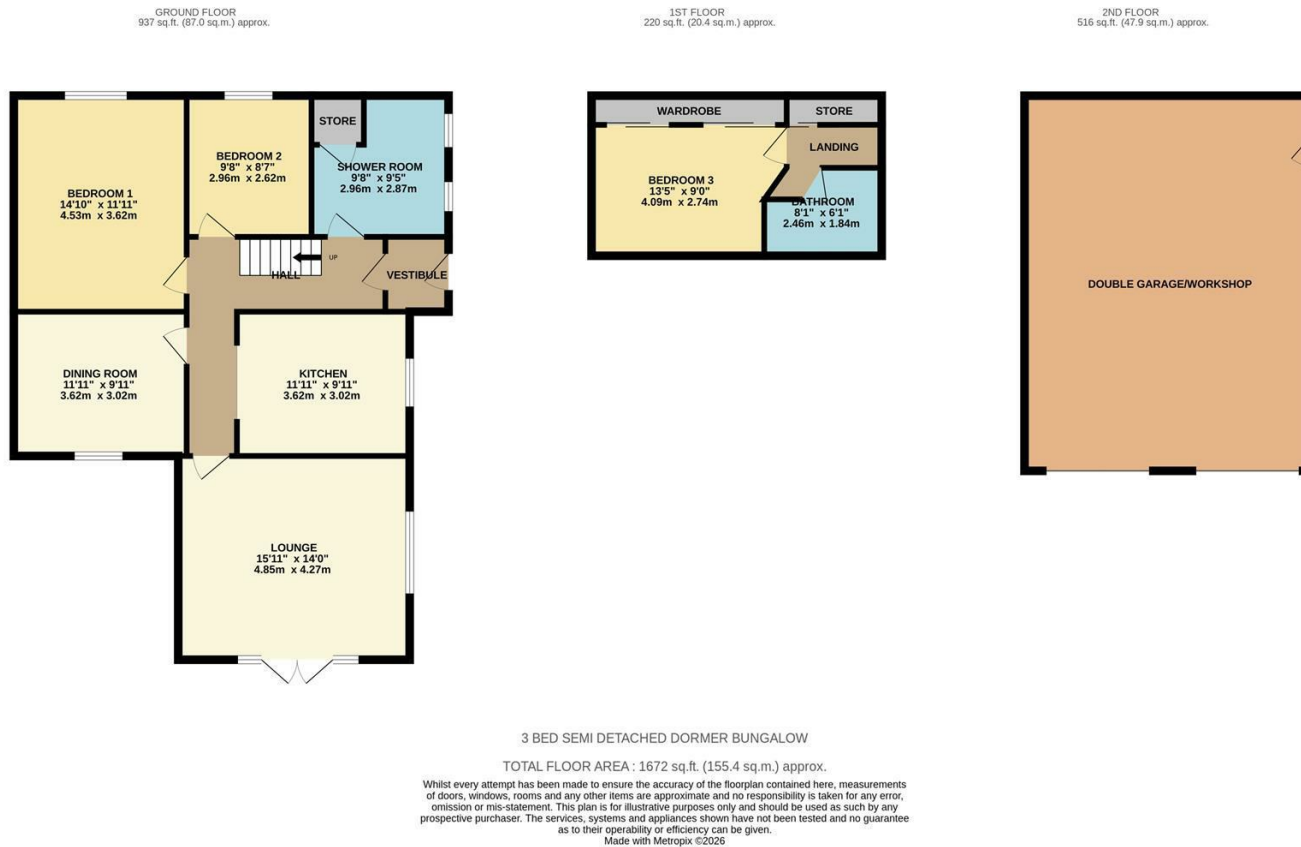
West Lancs

TENURE

Freehold

COUNCIL TAX BAND

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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&
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OFFICE ADDRESS

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