



24 Fletcher Avenue, Tarleton

Preston

Guide Price **£330,000**



24 Fletcher Avenue

Tarleton, Preston

This 4-bed detached house offers ample living space with a master bedroom en suite and 3 additional bedrooms. Featuring an open plan kitchen, lounge, decked area, patio, and a garage with a carport. Driveway for parking. Transitional charm with modern design.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached
- Four Bedroom
- Master With En Suite
- Open Plan Kitchen/Diner/Snug
- Private Lounge
- WC
- Carport With Electric Charge Point
- Garage
- Tarleton
- Buyers Information Pack available

Entrance

Solid oak floor.

Downstairs WC

Low level wc, vanity wash hand basin, vinyl floor. Window to side.

Lounge

Gas fire, solid oak floor, window to front.

Kitchen/Diner

Wow extension with kitchen leading into a dining area. Excellent range of eye and low-level units, single stainless steel sink, granite work tops. Integrated appliances include a dishwasher, washing machine, electric oven, gas hob, and extractor fan. Space for fridge /freezer. Breakfast bar and dining area. Tile floor. Two sets of French doors to the rear.

Snug

Open through from dining room.





First Floor Landing

Bedroom One

Window to front. Laminate floor.

En-Suite

Three-piece suite comprising of shower cubicle, low-level wc, vanity wash hand basin, window to rear.

Bedroom Two

Window to front.

Bedroom Three

Window to front, laminate floor.

Bedroom Four

Window to rear, laminate floor.

Bathroom

Four-piece suite comprising of; shower cubicle, free-standing bath, low-level WC, pedestal wash hand basin, integrated tv. Fully tiled walls and tiled floor. Window to rear.

Garage

Electric and water supply.

FRONT GARDEN

Lawned garden, established shrubs and bushes. Driveway leading to carport.

REAR GARDEN

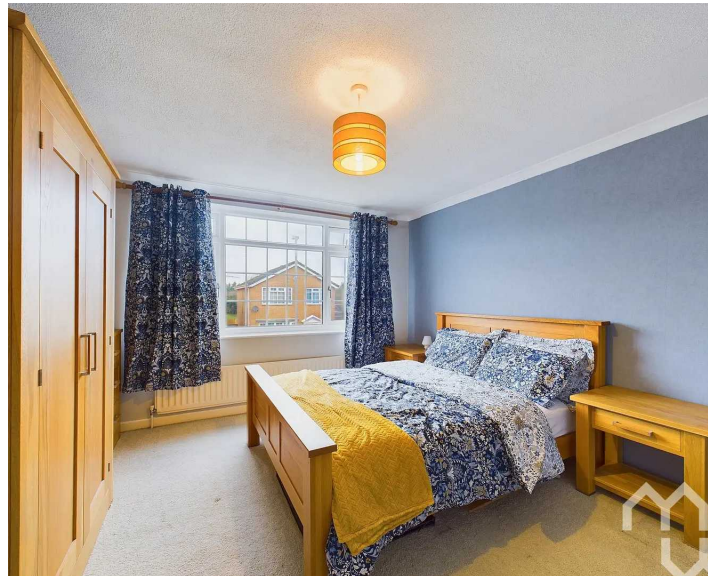
Decked area, patio area, lawn, borders, and established shrubs.

CAR PORT

1 Parking Space

DRIVEWAY

1 Parking Space







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1598.03 ft²
148.46 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Ready to make your next move? Let us help you find your dream home.

With over 20 years' experience in the North West property market we know what it takes to match buyers with sellers. After all, that's why this brochure is now in your hands!

We are streets ahead of our competitors because we know what it takes to make your move smooth, stress free and profitable.

Looking to list your property?

Thanks to our unique selling models and team of dedicated MovingWorks Property Partners, we combine a forward-thinking and technology-driven approach with a genuinely personal touch.

Why not call us on 01772 615550 now?

Introducing MWConcierge

Helping you take the time and stress out of mortgages, conveyancing, removals and more.

We understand that no matter how experienced you are at buying and selling properties, the to-do list can often be daunting at the start of any move. Let us take the hassle out of many of those challenging tasks and make your move that little bit smoother with MWConcierge.

Our awards and accreditations

MovingWorks is proud to have won not one but two British Property Gold Awards in recent years, demonstrating our best-in-class service and commitment to excellence. As registered members of The Property Ombudsman and NAEA Propertymark estate agents we are also able to demonstrate that we adhere to the highest industry standards, providing our clients with genuine peace of mind.

