



11a Mayo Drive, Tarleton
Preston

Guide Price **£230,000**





11a Mayo Drive

Tarleton, Preston

This Detached Chalet home in Tarleton is a fabulous renovation opportunity especially if you're looking to downsize with a great size private sunny garden. Centrally located in the village with all local amenities just a walking distance away, situated on a sought-after road.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached
- Two Bedrooms
- Chalet Style
- Central Tarleton
- Project Opportunity
- Buyer Information Pack Available

Entrance

Living Room

Window to front. Electric fireplace and surround.

Dining Room

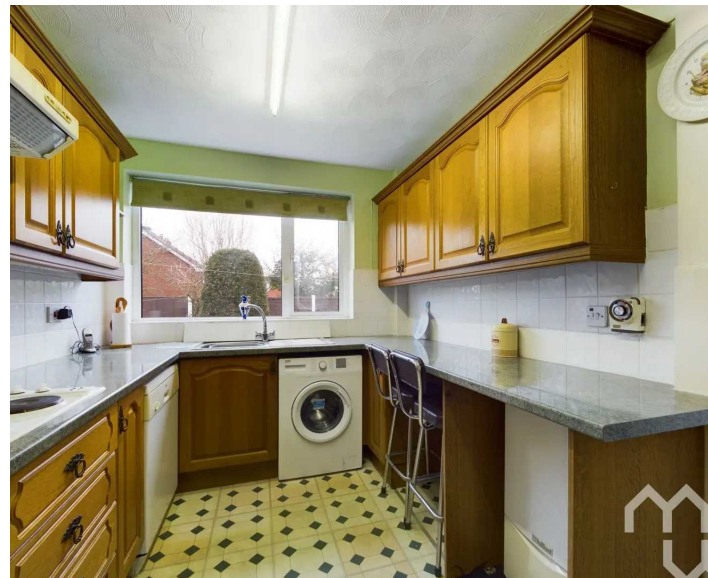
Window to rear.

Kitchen

Good range of eye and low-level units, single stainless steel sink.
Integrated electric oven, electric hob, fridge and extractor fan.
Plumbed for washing machine and dishwasher. Breakfast bar area.
Window to rear.

Downstairs WC

Pedestal wash hand basin, low level WC, window to side.





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First Floor Landing

Window to side.

Bedroom Two

Window to rear. Fitted wardrobes.

Bedroom One

Window to Front. Fitted wardrobe.

Bathroom

Three-piece suite comprising of a mains shower cubicle, low-level wc, and pedestal wash hand basin. Partly tiled. Window to side.

FRONT GARDEN

Lawned garden.

REAR GARDEN

Patio area, mainly lawn, established hedges and borders. Shed to rear.

ON DRIVE

2 Parking Spaces

GARAGE

Single Garage







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1014.79 ft²

94.28 m²

Reduced headroom

13.10 ft²

1.22 m²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

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

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