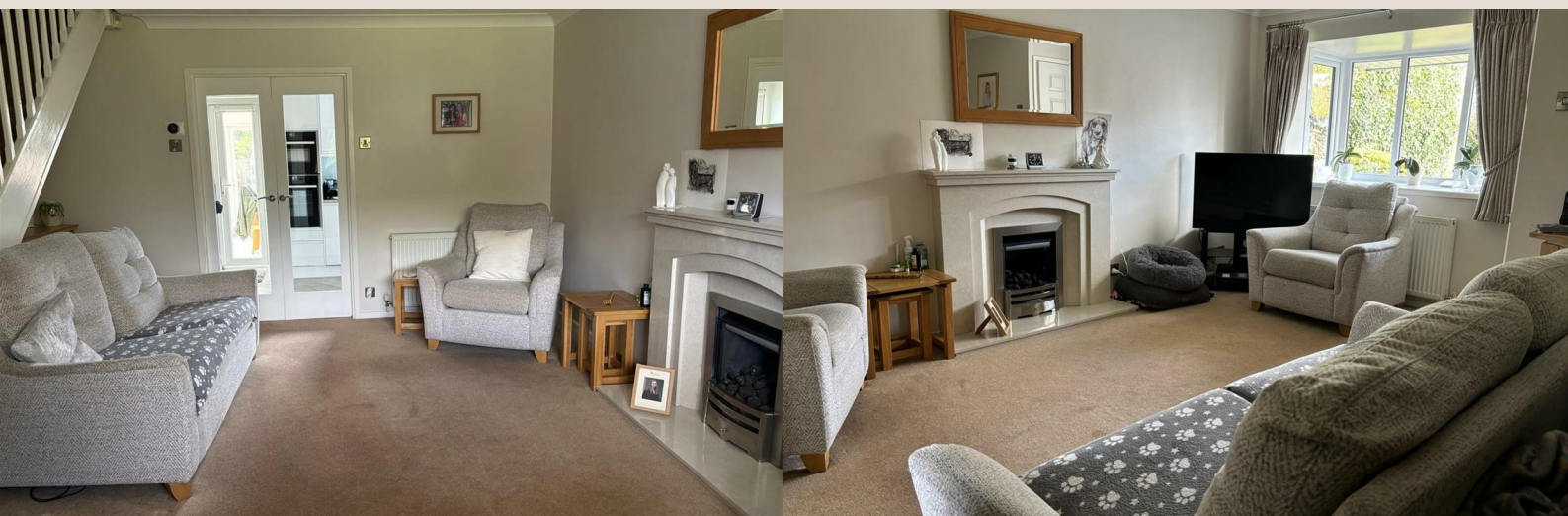




9 Hillcrest Close, Tarleton PR4 6AW

Price Guide £275,000



9 Hillcrest Close

Tarleton PR4 6AW

Price Guide £275,000



Nestled at the head of a cul-de-sac, this well presented four bedroom detached property offers good sized accommodation to attract a large range of buyers, who are upsizing, downsizing or just starting out. Convenient for village amenities and schools which are within walking distance. Delightful and private rear garden, integral garage and driveway parking.

A part glazed front door leads you into an entrance vestibule. Door to:

LOUNGE

13'9" x 19'4" (4.21m x 5.91m)

Double glazed bay window to front, marble fireplace with living flame gas fire. Spindle staircase to first floor accommodation. Two radiators.

DINING KITCHEN

13'9" x 7'11" (4.20m x 2.43m)

Double glazed window to rear. Fitted with a range of white wall and base units with quartz work surfaces incorporating undermounted composite sink unit, and four ring gas hob with extractor hood over. Built in eye level double oven and grill/microwave. Integrated dishwasher. N.B. All electric appliances except the extractor hood are Neff. Radiator. Double glazed French doors to Garden Room.

UTILITY/CLOAKROOM

7'10" x 4'1" (2.39m x 1.25m)

Double glazed window to rear. Fitted with storage cupboards and plumbed for automatic washing, Comfort level w.c. Radiator.

GARDEN ROOM

13'4" x 12'8" (4.07m x 3.88m)

A lovely addition to this property providing an additional reception room, with solid roof and glazed to three elevations. Tiled floor. French doors to gardens.

FIRST FLOOR ACCOMMODATION

BEDROOM 1

7'11" x 19'2" (2.42m x 5.86m)

Double glazed window to front. Built in triple wardrobe and additional storage cupboard with shelving. Radiator.

EN-SUITE SHOWER ROOM

5'1" x 5'8" (1.57m x 1.75m)

Double glazed opaque window to rear. Fitted with a shower cubicle, vanity wash hand basin and low level w.c. Tiled walls. Heated towel rail.

BEDROOM 2

7'4" x 13'0" (2.26m x 3.97m)

Double glazed window to front. Built in mirror fronted wardrobes. Radiator.

BEDROOM 3

7'5" x 9'2" (2.27m x 2.80m)

Double glazed window to rear. Radiator.

BEDROOM 4/OFFICE

6'1" x 9'4" (1.87m x 2.85m)

Double glazed window to front. Fitted with a work station with desk area, drawers and wall mounted storage cupboards. Radiator

BATHROOM

5'11" x 5'5" (1.81m x 1.66m)

Double glazed opaque tilt and turn window to rear. Fitted with a panelled bath, vanity wash hand basin with storage beneath and incorporating concealed cistern w.c. Tiled walls. Heated towel rail.

REAR GARDENS

The attractive well kept gardens, which are not directly overlooked from the rear, have a paved patio, a raised fish pond, and is laid to lawn. There are well established borders with an array of fruit trees to include apple and pear. A greenhouse sits at the end of the pathway alongside the lawn and there is storage space for compost bins.

GARAGE

7'10" x 19'7" (2.39m x 5.97m)

The integral garage has an electronically operated up and over door, power and light, and houses the two 3Kw back up batteries for the roof mounted solar panels.

A part glazed front door leads you into an entrance vestibule. Door to:

LOUNGE

13'9" x 19'4" (4.21m x 5.91m)

Double glazed bay window to front, marble fireplace with living flame gas fire. Spindle staircase to first floor accommodation. Two radiators.

DINING KITCHEN

13'9" x 7'11" (4.20m x 2.43m)

Double glazed window to rear. Fitted with a range of white wall and base units with quartz work surfaces incorporating undermounted composite sink unit, and four ring gas hob with extractor hood over. Built in eye level double oven and grill/microwave. Integrated dishwasher. N.B. All electric appliances except the extractor hood are Neff. Radiator. Double glazed French doors to Garden Room.

UTILITY/CLOAKROOM

7'10" x 4'1" (2.39m x 1.25m)

Double glazed window to rear. Fitted with storage cupboards and plumbed for automatic washing. Comfort level w.c. Radiator.

GARDEN ROOM

13'4" x 12'8" (4.07m x 3.88m)

A lovely addition to this property providing an additional reception room, with solid roof and glazed to three elevations. Tiled floor. French doors to gardens.

FIRST FLOOR ACCOMMODATION

BEDROOM 1

7'11" x 19'2" (2.42m x 5.86m)

Double glazed window to front. Built in triple wardrobe and additional storage cupboard with shelving. Radiator.

EN-SUITE SHOWER ROOM

5'1" x 5'8" (1.57m x 1.75m)

Double glazed opaque window to rear. Fitted with a shower cubicle, vanity wash hand basin and low level w.c. Tiled walls. Heated towel rail.

BEDROOM 2

7'4" x 13'0" (2.26m x 3.97m)

Double glazed window to front. Built in mirror fronted wardrobes. Radiator.

BEDROOM 3

7'5" x 9'2" (2.27m x 2.80m)

Double glazed window to rear. Radiator.

BEDROOM 4/OFFICE

6'1" x 9'4" (1.87m x 2.85m)

Double glazed window to front. Fitted with a work station with desk area, drawers and wall mounted storage cupboards. Radiator

BATHROOM

5'11" x 5'5" (1.81m x 1.66m)

Double glazed opaque tilt and turn window to rear. Fitted with a panelled bath, vanity wash hand basin with storage beneath and incorporating concealed cistern w.c. Tiled walls. Heated towel rail.

REAR GARDENS

The attractive well kept gardens, which are not directly overlooked from the rear, have a paved patio, a raised fish pond, and is laid to lawn. There are well established borders with an array of fruit trees to include apple and pear. A greenhouse sits at the end of the pathway alongside the lawn and there is storage space for compost bins.

GARAGE

7'10" x 19'7" (2.39m x 5.97m)

The integral garage has an electronically operated up and over door, power and light, and houses the two 3Kw back up batteries for the roof mounted solar panels.



Road Map



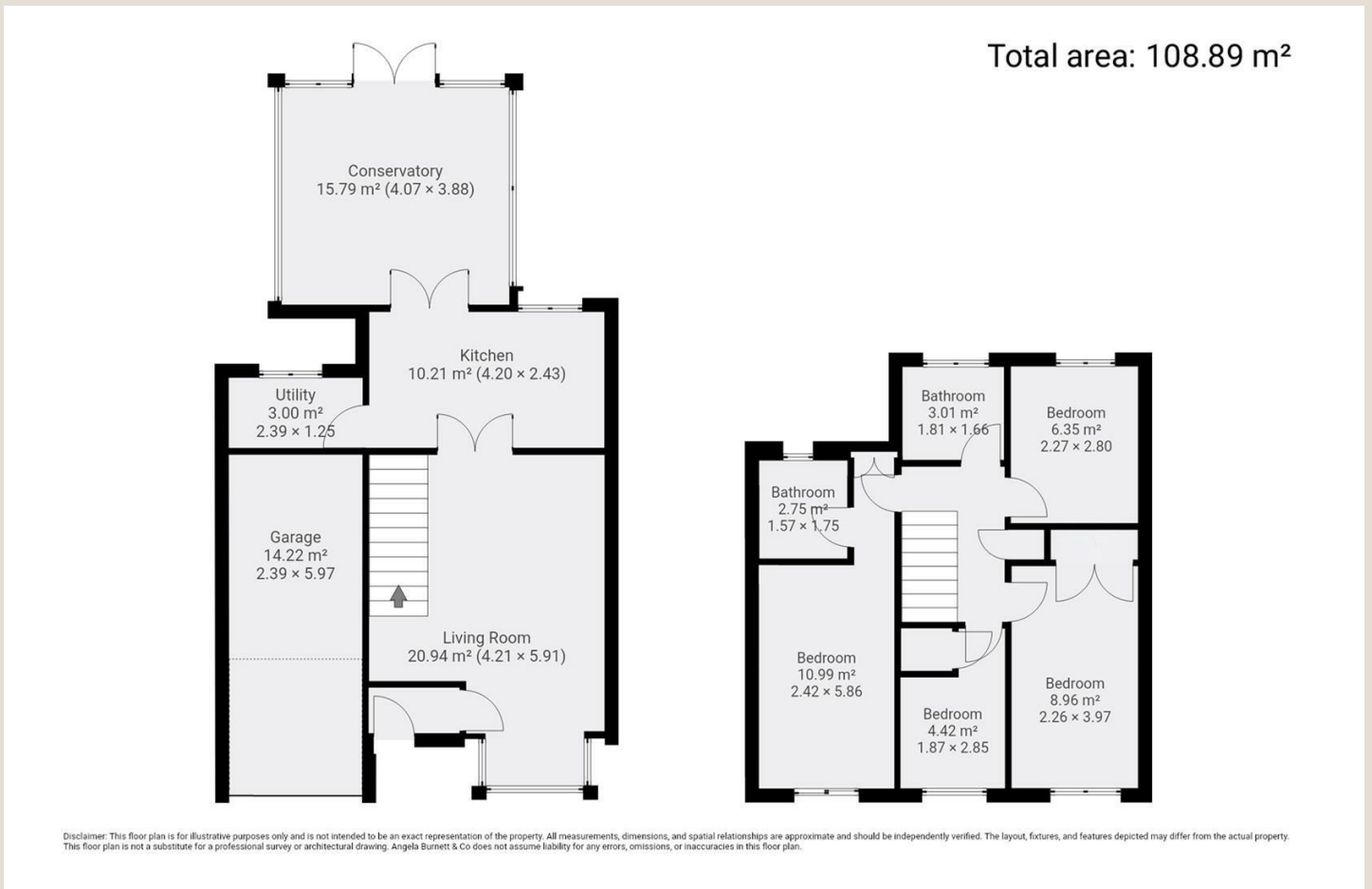
Hybrid Map



Terrain Map



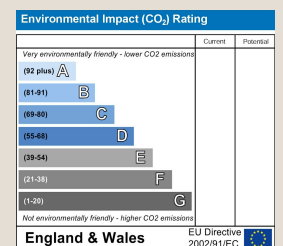
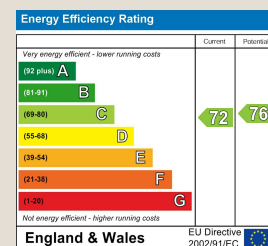
Floor Plan



Viewing

Please contact us on 01704 821393 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Property Specialists

Blacksmith's Barn Hall Lane, Mawdesley, Lancashire, L40 2QY Telephone: 01704 821393

Email: sales@angelaburnett.com www.angelaburnett.com

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.