



Old Tarnbrick Way, Preston, PR4

£335,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

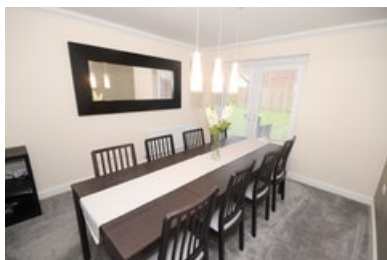
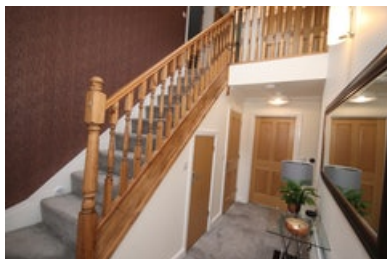
..... STUNNING SPACIOUS DETACHED PROPERTY WITH FOUR BEDROOMS **GUIDE PRICE £335,000-£340,000** Housesimple is pleased to present to the market this stunning detached executive property situated in a sought after area of Preston.

Key features:

- Detached property
- Four Bedrooms
- Fitted wardrobes to master
- En-suite to master bedroom
- Utility Room
- Ground Floor WC
- Integral Garage
- Designer kitchen
- Large Lounge
- Gardens
- Sought after area
- Immaculate Throughout

Extra info:

- **Property Age:** 3 years
- **Council Tax:** Band F (£2790.69 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



..... STUNNING SPACIOUS DETACHED PROPERTY WITH FOUR BEDROOMS

Housesimple is pleased to present to the market this stunning detached executive property situated in a sought after area of Preston. This lovely property is immaculately presented throughout and is move in ready, having four double bedrooms and being very spacious this is an ideal family home.

From the main entrance you enter the large statement hall with vaulted ceiling and velux window and feature wooden staircase, off the hall is the ground floor wc which has contemporary tiling to the walls. To the right of the hall you enter the large lounge which has open access in to the dining room which has french doors on to the patio, modern grey carpet flows throughout the two rooms.

At the end of the hall you enter the stunning designer kitchen which has modern shaker units which is finished with co-ordinating worktops and breakfast bar and integrated appliances. There is a dining/lounge area which has french doors in to the rear garden, off the kitchen is a utility room which has plumbing for a washing machine, from the utility door leads to the integral garage.

On the first floor there is a galleried landing lead to a large master bedroom which has the added benefit of fitted wardrobes and a modern en-suite bathroom with double walk in shower and designer tiling, There are a further three double bedrooms. The large family bathroom has modern white suite and a separate walk in shower, designer tiling and fittings to finish the look.

To the front of the property is a garden and driveway suitable for several cars which leads to the integral garage, to the rear is a large garden with patio and lawned area.

Facing the property is a green space with feature pond. Excellent amenities are nearby and the property is ideally situated for good road and transport links with the nearby motorway network and train station being a few minutes away.

This is a stunning executive property which has many features and is modern and contemporary, being immaculately presented throughout we thoroughly recommend early viewing to fully appreciate all the qualities this stunning property has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

7, Old Tarnbrick Way, Kirkham, PRESTON, PR4 2SA

Dwelling type: Detached house	Reference number: 0750-3821-7669-9203-0821
Date of assessment: 09 June 2017	Type of assessment: SAP, new dwelling
Date of certificate: 09 June 2017	Total floor area: 151 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,680
Over 3 years you could save	£ 141

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 246 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 141 over 3 years</p> </div>
Heating	£ 1,107 over 3 years	£ 1,113 over 3 years	
Hot Water	£ 327 over 3 years	£ 180 over 3 years	
Totals	£ 1,680	£ 1,539	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

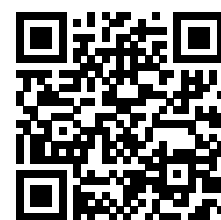
Energy Efficiency Rating

<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #66c2a2; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #c6e0b4; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #f0e68c; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #f4cccc; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #f4cccc; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #e06666; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Current</th> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Potential</th> </tr> <tr> <td style="font-size: 1.5em; font-weight: bold;">85</td> <td style="font-size: 1.5em; font-weight: bold;">93</td> </tr> </table>	Current	Potential	85	93	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Current	Potential												
85	93												

Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 141
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 807

MISREPRESENTATION ACT, 1967.

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