



## **Tarngate Mews, Great Eccleston, Preston**

**Offers Over £189,995**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom end-terrace home marketed at £15,000 below the RICS Valuation, located in the picturesque village of Great Eccleston, Preston. This charming property is ideal for first-time buyers, offering generous living space throughout. Nestled in a sought-after location, the home is surrounded by excellent local schools, shops, and amenities, with superb travel links via the nearby M6 and M55 motorways, providing easy access to Preston and beyond.

As you step inside, you are welcomed into a bright reception hall that provides access to the majority of the ground floor rooms. At the front of the home is the modern fitted kitchen, complete with an integrated hob/oven and space for freestanding appliances. Moving towards the rear, you'll find the spacious 'L'-shaped lounge, designed to maximise space and comfort. This inviting area offers ample room for a large settee suite and benefits from patio doors that open out to the rear garden, filling the room with natural light.

The first floor boasts three well-proportioned bedrooms, with the master bedroom featuring integrated storage. Bedrooms two and three also offer a variety of potential uses from studies to nurseries or even a home gym. The modern three-piece family bathroom is also located on this floor and includes an over-the-bath shower.

Externally, the front of the property offers a tarmac driveway with parking for two cars. To the rear, there is a good-sized garden that is primarily lawned and features a patio area, perfect for outdoor furniture and entertaining.

This delightful home is an excellent opportunity for first-time buyers looking for a well-presented property in a fantastic location.









BEN  ROSE



BEN  ROSE











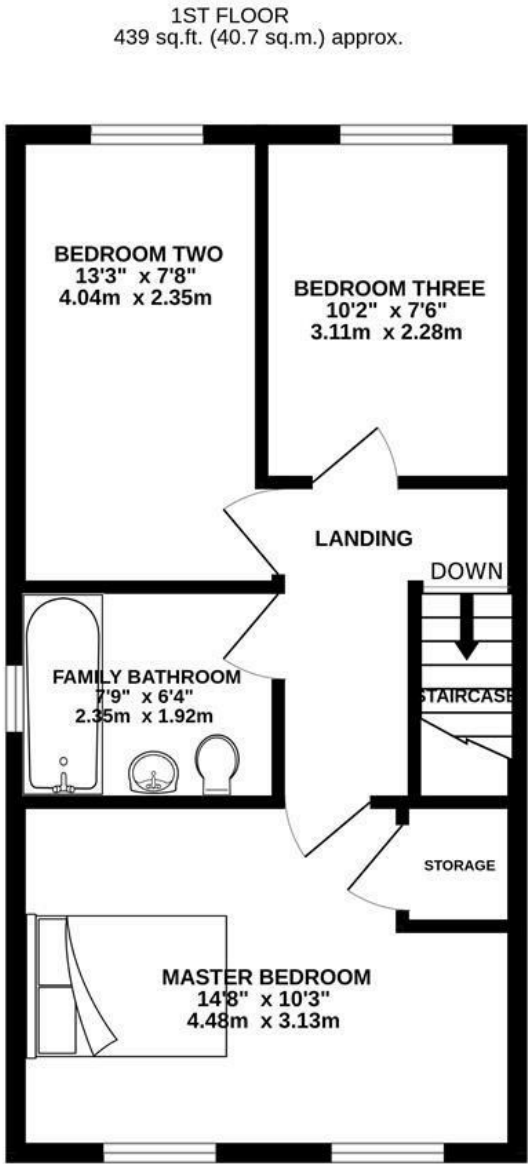
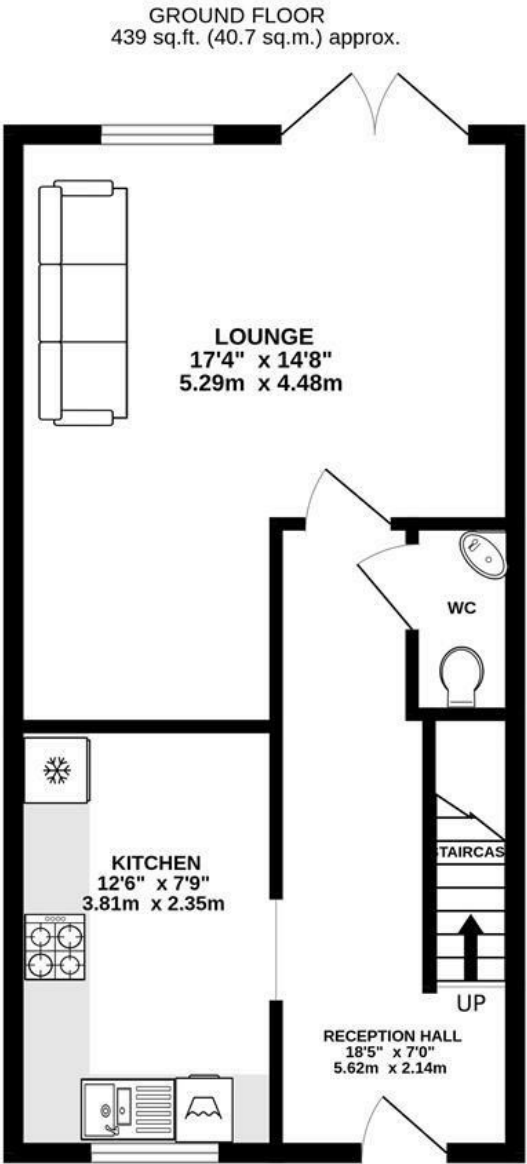








# BEN ROSE



TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 96                      |
| (81-91) B                                   | 84      |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |

