

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



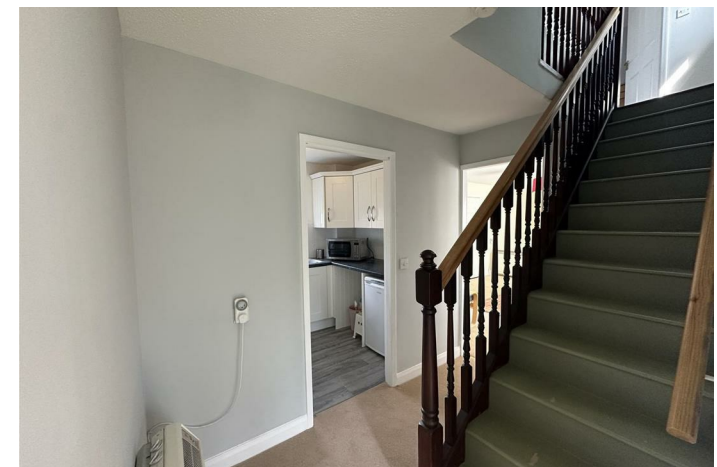
£139,950

8 Church View, Tarleton, Preston, PR4 6UW



### PROPERTY SUMMARY

An excellent opportunity to purchase an over 55's house in sought after cul de sac location close to all the amenities of tarleton Village. The spacious and immaculately presented accommodation comprises entrance hall, large lounge with dual aspect windows, modern fitted kitchen, wc and door leading to rear patio and communal gardens. No Chain!





## LOCAL AUTHORITY


West Lancs

## TENURE

Leasehold

## COUNCIL TAX BAND

B

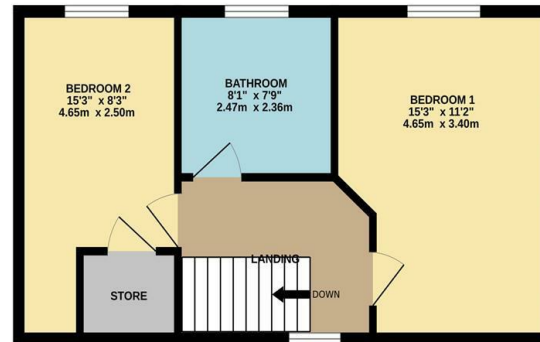
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TWO BED TERRACE HOUSE

TOTAL FLOOR AREA: 892 sq.ft. (82.9 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 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.  
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### OFFICE ADDRESS

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### CONTACT

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