

Wainwright  
&  
Edwards

**FOR SALE**  
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Offers In The Region Of £225,000

12 Waverley Drive, Tarleton, Preston, PR4 6XX



### PROPERTY SUMMARY

An excellent opportunity to purchase a semi detached family house in need to some modernisation ideally located for Tarleton village and local schools. Situated in a private cul de sac the spacious accommodation comprises vestibule, reception hall, lounge, dining room and fitted kitchen. to the first floor there are three good size bedrooms and bathroom with white suite. The property benefits from gas central heating, double glazing, large driveway, garage and gardens to front and rear.





## LOCAL AUTHORITY

West Lancs

## TENURE

Freehold

## COUNCIL TAX BAND

C



THREE BEDROOM SEMI DETACHED HOUSE  
TOTAL FLOOR AREA: 3431 sq ft (318.1 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the description 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 positions, types and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac 1/2/22

### 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.