

FREEHOLD



House - Detached

# 5 HESKETH GROVE, TARLETON, LANCASHIRE, PR4 6BG

Offers Over

£575,000

## FEATURES

- TREBLE FRONTED
- FIVE BEDROOMS (TWO EN-SUITE)
- AMTICO FLOORING
- LUXURY KITCHEN AND UTILITY WITH INTEGRATED APPLIANCES
- NO CHAIN
- THREE BATHROOMS
- UNDERFLOOR HEATING
- SOUTH FACING REAR GARDEN

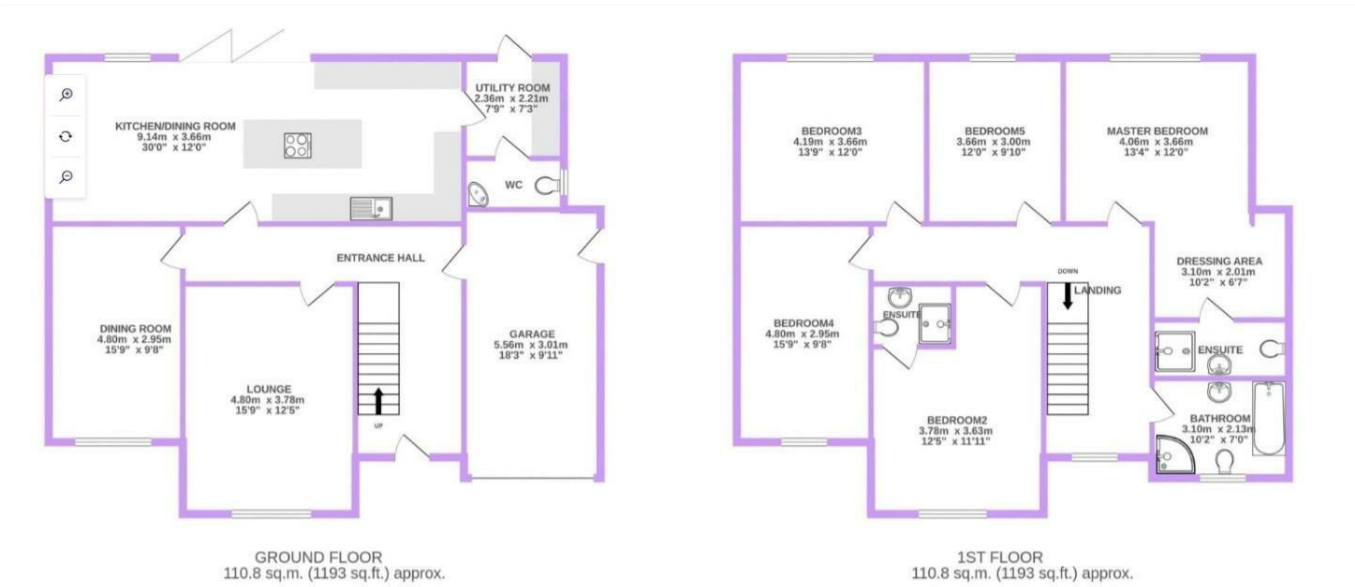


**WainwrightandEdwards**

Estate Agents - Letting Agents - Property Management

# 5 Bedroom House - Detached located in Tarleton

A rare opportunity to acquire a recently constructed treble fronted detached residence in private cul de sac location. The spacious accommodation comprises imposing reception hall, two reception rooms, hand crafted family kitchen, utility room and wc. To the first floor there are five bedrooms, two en-suite ( master with dressing room area and en suite) and modern family bathroom. The property stands in a generous plot with double driveway, garage and the rear garden enjoying a sunny Southerly aspect. No Chain. Early inspection advised to appreciate the quality and extent of this property.



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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>                            | 85                      | 91        |
| (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.

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