

Wainwright
&
Edwards

FOR SALE
01772 814863



£275,000

45 River View, Tarleton, Preston, PR4 6ED



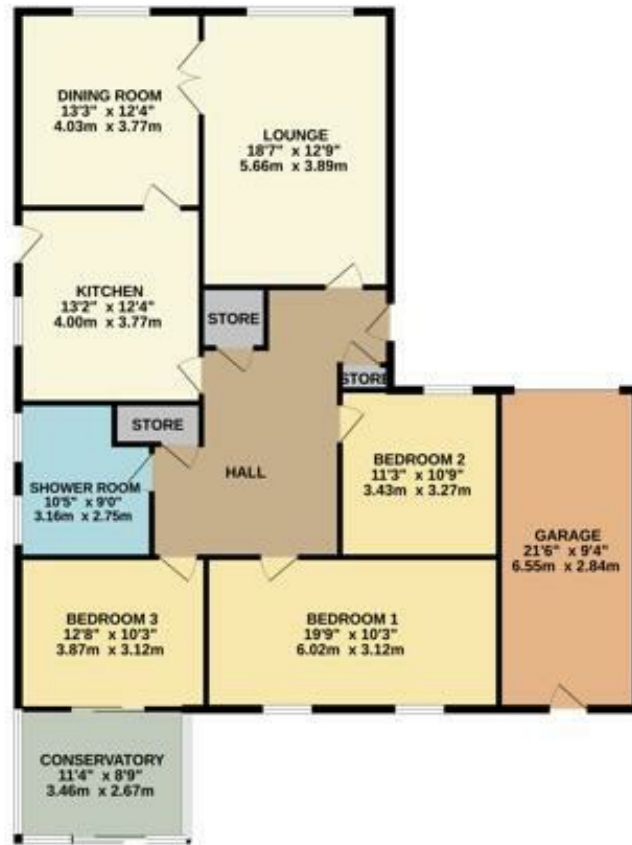
PROPERTY SUMMARY

An excellent opportunity to purchase a spacious and well presented detached true bungalow in sought after residential location close to local amenities of Tarleton Village. The accommodation comprises reception hall, lounge, dining room, fitted kitchen, three bedrooms, conservatory, modern fitted shower room and garage. The property stands in a mature private corner plot with well stocked shrub and herbaceous borders. The rear garden being a particular feature with large patio, lawn and private sunny aspect. internal inspection recommended to appreciate the extent of this property. No Chain!





GROUND FLOOR
1637 sq.ft. (152.1 sq.m.) approx.



THREE BEDROOM DETACHED BUNGALOW
TOTAL FLOOR AREA: 1637 sq.ft. (152.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, dimensions, levels and any other items are approximate and no responsibility is taken for any error or omission in the statement. This plan is for illustrative purposes only and should not be used as such for any important purchase. The physical, technical and legal details should have not been tested and no guarantee is to be given regarding its use. Made with MetreX 10/04

LOCAL AUTHORITY

West Lancs

TENURE

Freehold

COUNCIL TAX BAND

D

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