

Wainwright
&
Edwards

FOR SALE
01772 814863



Offers In The Region Of £239,950

7 Sutton Avenue, Tarleton, Preston, PR4 6BA



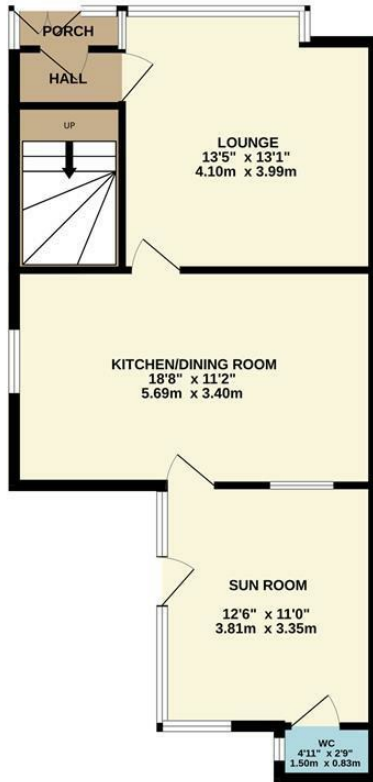
PROPERTY SUMMARY

A spacious and very much improved semi detached house in sought after residential location close to local schools and amenities. the accommodation comprises entrance porch, hall, lounge, large open plan dining kitchen , sun room with utility area and wc. To the first floor there are two double bedrooms (master with built in wardrobes) and luxury bathroom with four piece suite. Outside the property stands on a large plot with ample parking for several vehicles, detached garage and large private rear garden with sunny aspect. NO CHAIN!

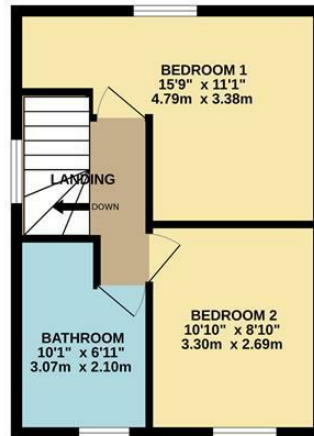




GROUND FLOOR
608 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



2ND FLOOR
216 sq.ft. (20.0 sq.m.) approx.



2 BEDROOM SEMI DETACHED HOUSE

TOTAL FLOOR AREA: 1164 sq.ft. (108.2 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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LOCAL AUTHORITY

West Lancs

TENURE

Freehold

COUNCIL TAX BAND

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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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&
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OFFICE ADDRESS

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CONTACT

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