

Wainwright
&
Edwards

FOR SALE
01772 814863



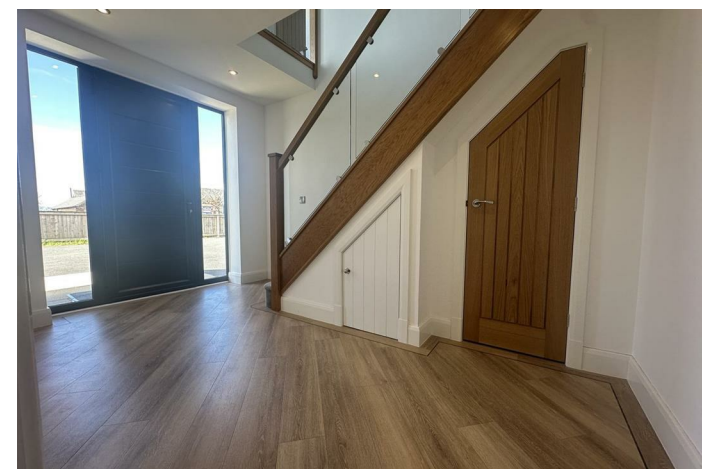
Offers In The Region Of £449,950

3 Hesketh Grove, Tarleton, Preston, PR4 6BG



PROPERTY SUMMARY

Recently constructed double fronted detached family house ideally located for local schools and the amenities of Tarleton Village. The spacious and well appointed accommodation comprises feature reception hall, lounge and open plan family luxury kitchen incorporation lounge area and dining area, utility room, wc and door to integral garage. To the first floor there four good sized bedrooms (master with en suite) and luxury family bathroom. The property benefits from gas central heating, double glazing, garage and walled rear garden. NO CHAIN DELAY!





LOCAL AUTHORITY

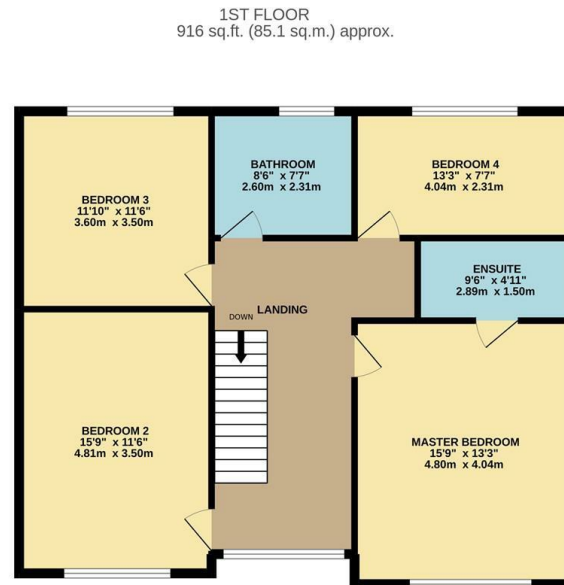
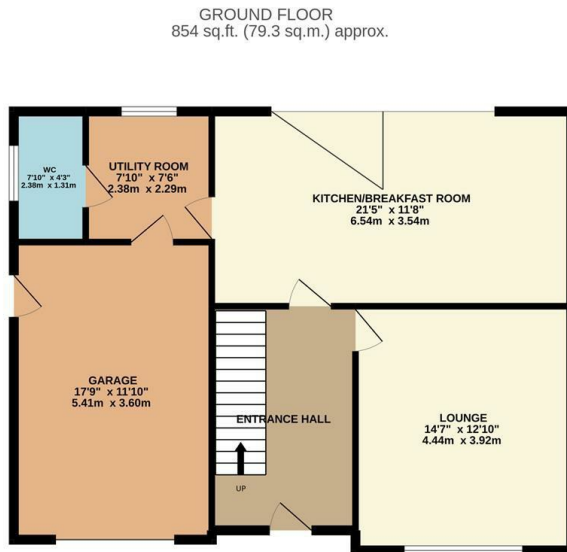
West Lancashire Borough Council

TENURE

Freehold

COUNCIL TAX BAND

F



TOTAL FLOOR AREA: 1770 sq.ft. (164.4 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 92 |
| (81-91) B | | 85 | |
| (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.

**Wainwright
&
Edwards**

OFFICE ADDRESS

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