

Wainwright
&
Edwards

FOR SALE
01772 814863



Charlton Tyre Services
01772 813770

87

DAIRY COTTAGE

£164,950

87 Church Road, Tarleton, Preston, PR4 6UP



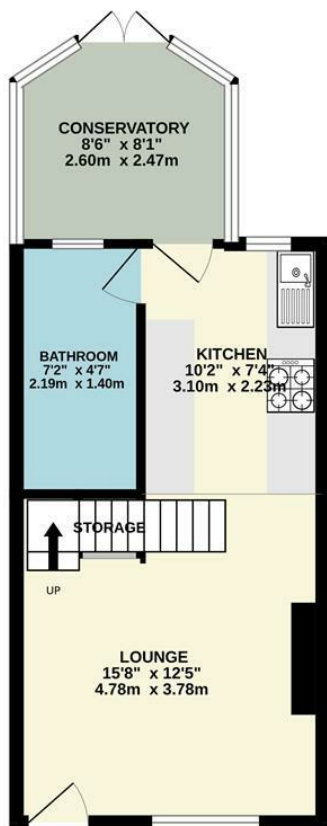
PROPERTY SUMMARY

An excellent opportunity to purchase a well presented semi detached cottage in the heart of Tarleton Village. The accommodation briefly comprises lounge, modern fitted kitchen with integrated appliances, conservatory and modern ground floor shower room. To the first floor there are two bedrooms and en suite wc. The property benefits from gas central heating, double glazing and private enclosed walled rear garden with brick built store and workshop. Early viewing advised to appreciate the quality of this property. No Chain!

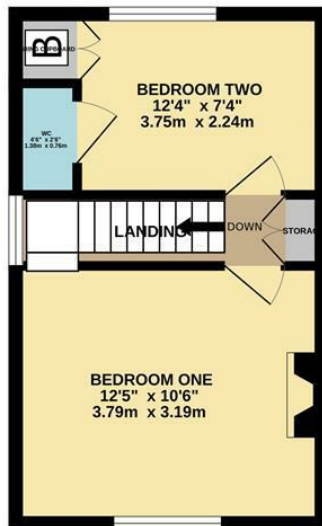




GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TWO BEDROOM COTTAGE

TOTAL FLOOR AREA : 609 sq.ft. (56.6 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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OFFICE ADDRESS

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CONTACT

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