

Wainwright
&
Edwards

TO LET
01772 814863



£2,225 Per Calendar Month

5 Hesketh Grove, Tarleton, Lancashire, PR4 6BG

5  3  3  B 

PROPERTY SUMMARY

NEWLY CONSTRUCTED ATTRACTIVE DOUBLE FRONTED DETACHED HOUSE ON A CORNER PLOT*LUXURY DINING KITCHEN*UTILITY* CLOCKROOM*WC*SINGLE GARAGE* PARKING FOR TWO/THREE CARS*LARGE LOUNGE*FIVE DOUBLE BEDROOMS*MASTER WITH DRESSING AREA AND ENSUITE SHOWER ROOM*PLUS A FURTHER ENSUITE*LUXURY FAMILY BATHROOM*EXCELLENT LOCATION CONVENIENT FOR TARLETON VILLAGE AND LOCAL SCHOOL*AVAILABLE IMMEDIATELY*

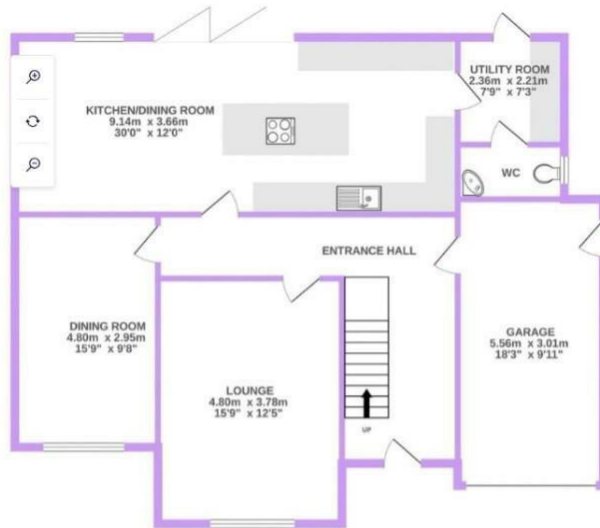




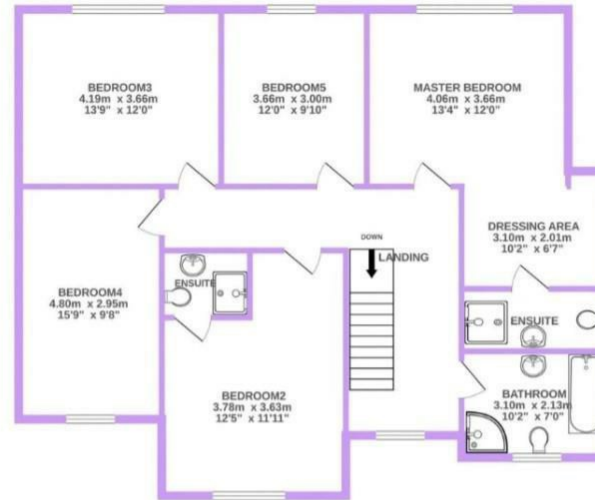
LOCAL AUTHORITY

TENURE

COUNCIL TAX BAND



GROUND FLOOR
110.8 sq.m. (1193 sq.ft.) approx.



1ST FLOOR
110.8 sq.m. (1193 sq.ft.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	91
(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.