

Wainwright
&
Edwards

FOR SALE
01772 814863



Offers In The Region Of £359,950

3 Gorse Lane, Tarleton, Preston, PR4 6UJ



PROPERTY SUMMARY

An excellent opportunity to purchase a stunning double fronted detached dormer bungalow on substantial plot in the centre of Tarleton Village. The spacious and versatile accommodation comprises imposing reception hall, large lounge, fitted dining kitchen, dining room/ground floor bedrooms, sitting room/ground floor bedroom and luxury bathroom. To the first floor there are two further double bedrooms with built in wardrobes and modern shower room. The property offers off road parking for several vehicles and landscaped easy to maintain gardens. The rear of the property enjoys a sunny aspect with lawn area, multiple patio areas and herbaceous borders. Internal inspection recommended to appreciate the extent and quality of this property.





LOCAL AUTHORITY

West Lancs

TENURE

Freehold

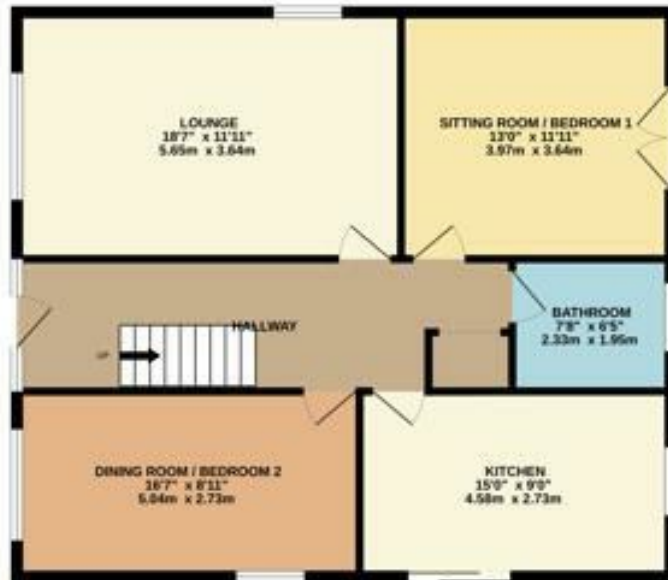
COUNCIL TAX BAND

D

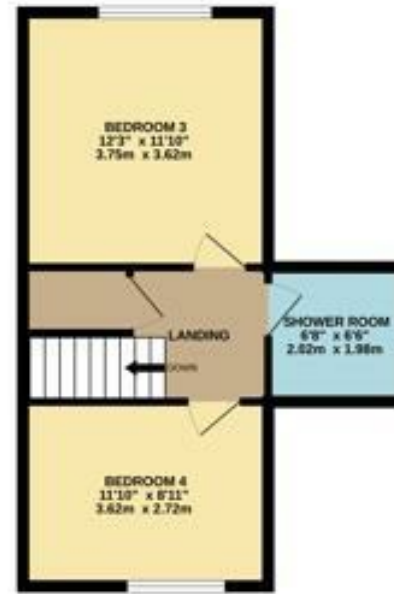
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England & Wales	EU Directive 2002/91/EC	

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.

GROUND FLOOR
881 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR
272 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 1233 sq.ft. (114.6 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.
Made with Telemap 2/2023

OFFICE ADDRESS

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