



Wainwright
&
Edwards

FOR SALE
01772 814863

Offers In The Region Of £165,000

78A The Gravel, Mere Brow, Preston, PR4 6JX



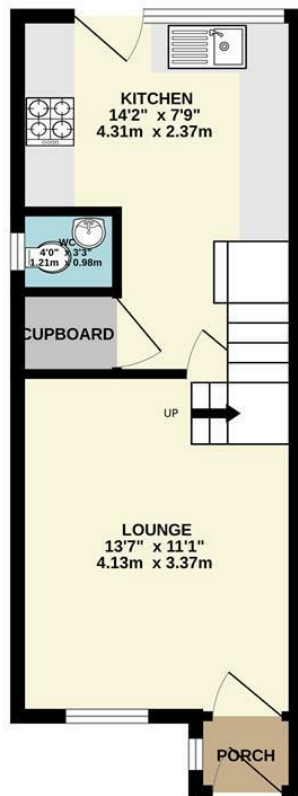
PROPERTY SUMMARY

A charming character cottage in the heart of the village of Mere Brow ideally located for commute to Southport, Preston and Ormskirk. The accommodation which has been updated by the current vendor briefly comprises entrance vestibule, large lounge, fitted dining kitchen, utility cupboard, wc, two bedrooms and shower room. The property benefits from gas central heating, double glazing, cottage garden to rear and private off street parking. Early viewing advised, no chain!

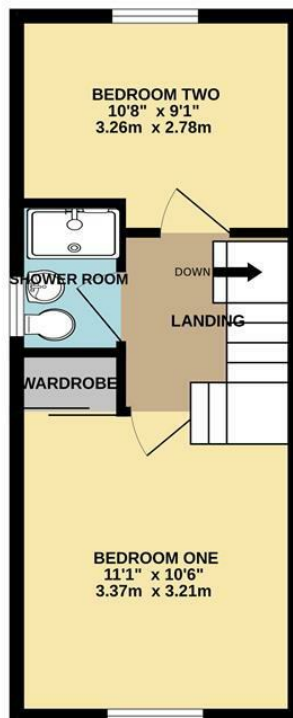




GROUND FLOOR
323 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TWO BEDROOM END TERRACE

TOTAL FLOOR AREA: 635 sq.ft. (59.0 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 Lnacs

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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