



**Wainwright  
&  
Edwards**

**FOR SALE**  
01772 814863

Offers In The Region Of £245,000

22 The Chimes, Tarleton, Preston, PR4 6WD



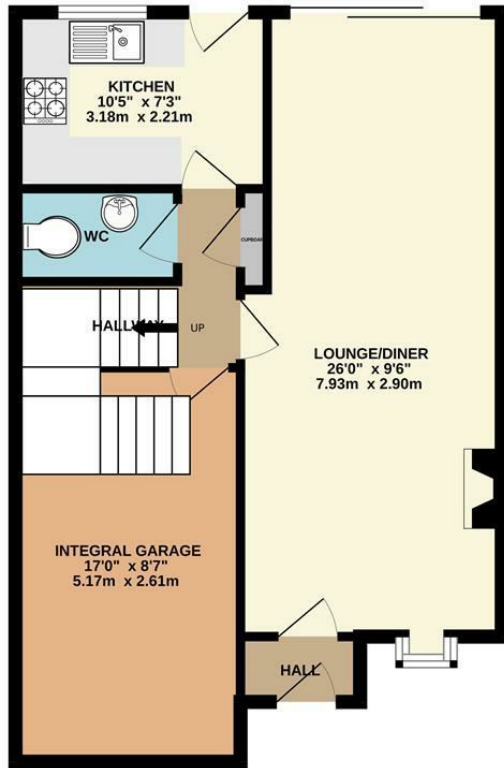
### PROPERTY SUMMARY

An excellent opportunity to purchase a spacious semi detached house in sought after cul de sac location convenient for Tarleton Village and local schools. The accommodation comprises reception vestibule, lounge/dining room and modern fitted kitchen. To the first floor there are three bedrooms (master with ensuite) and family bathroom. The property benefits from gas central heating, double glazing, garage and gardens to front and rear. NO CHAIN!

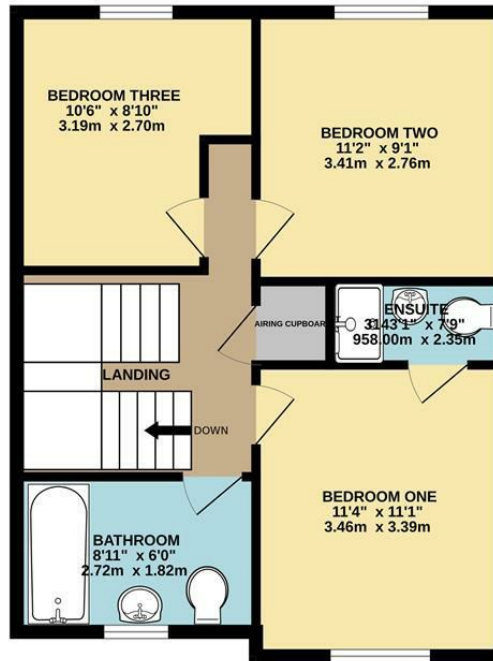




GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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 Metropix ©2026

## LOCAL AUTHORITY

West Lancashire Borough Council

## TENURE

Freehold

## COUNCIL TAX BAND

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>	<b>71</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

115 B Church Road, Tarleton, Preston,  
PR4 6UP

## CONTACT

01772-814863  
info@wainwrightandedwards.co.uk