



Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863

£289,950

37 Meadoway, Tarleton, Preston, PR4 6NA



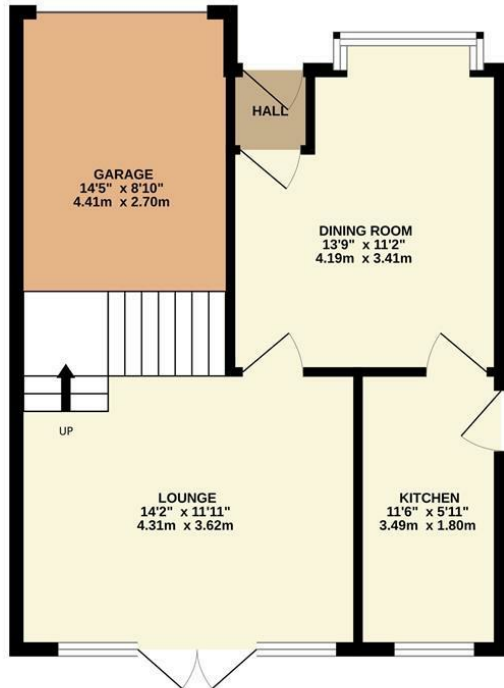
## PROPERTY SUMMARY

An excellent opportunity to purchase a detached family home in sought after location close to local schools and the village of Tarleton. The well presented accommodation comprises reception hall, lounge with double doors leading to rear timber deck terrace and garden, dining room and fitted kitchen. To the first floor there are three good size bedrooms, master with en suite and family bathroom. The property benefits from gas central heating, garage with EV car charging point and mature well stocked gardens to front and rear. Internal inspection advised to appreciate this property.

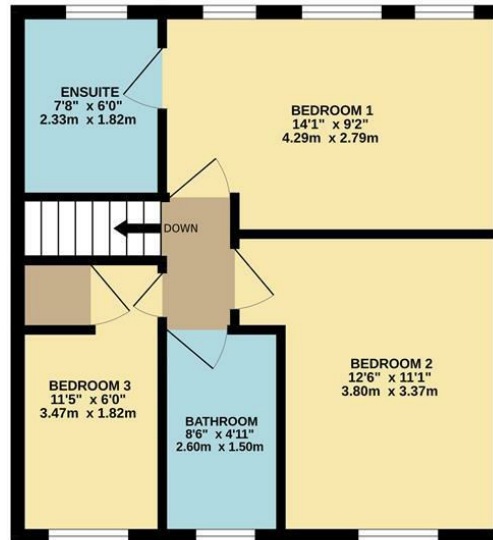




GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



THREE BED DETACHED HOUSE

TOTAL FLOOR AREA : 942 sq.ft. (87.5 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 52026

## LOCAL AUTHORITY

West Lancs

## 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>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>82</b> |
| (55-68) <b>D</b>                            | <b>69</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<br>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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