

Wainwright
&
Edwards

FOR SALE
01772 814863



Offers In The Region Of £349,950

49 Sutton Lane, Tarleton, Preston, PR4 6UY



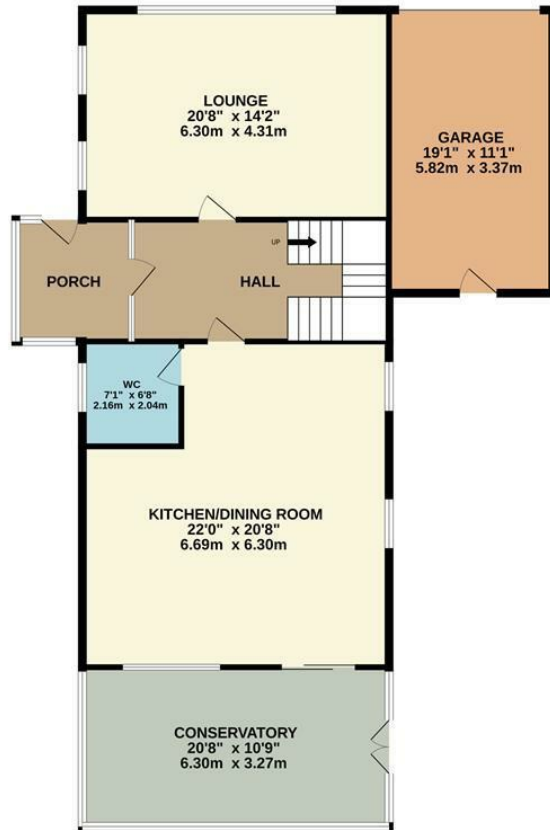
PROPERTY SUMMARY

A rare opportunity to purchase an extended and much improved detached property in close proximity to Tarleton Village and all its amenities. The spacious and well presented accommodation comprised reception porch, large hall, lounge, wc, open plan and well appointed family kitchen with dining and lounge area and double doors leading to conservatory. To the first floor there are three good sized bedrooms all with built in wardrobes and the master also benefitting from a modern en suite, there is also a modern family bathroom. The property stands on a substantial private plot enjoying open views to front and benefitting from a large driveway and garage to the front whilst the rear enjoys a sunny aspect with two timber deck terraces, garden room with power, lawn area and herbaceous borders. Only an internal inspection will demonstrate the space and quality of this property.





GROUND FLOOR
1386 sq.ft. (128.8 sq.m.) approx.



1ST FLOOR
926 sq.ft. (86.0 sq.m.) approx.



THREE BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 2312 sq.ft. (214.8 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 Lancs

TENURE

Freehold

COUNCIL TAX BAND

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(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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CONTACT

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