

Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863



£325,000

45 Holly Grove, Tarleton, Preston, PR4 6AZ



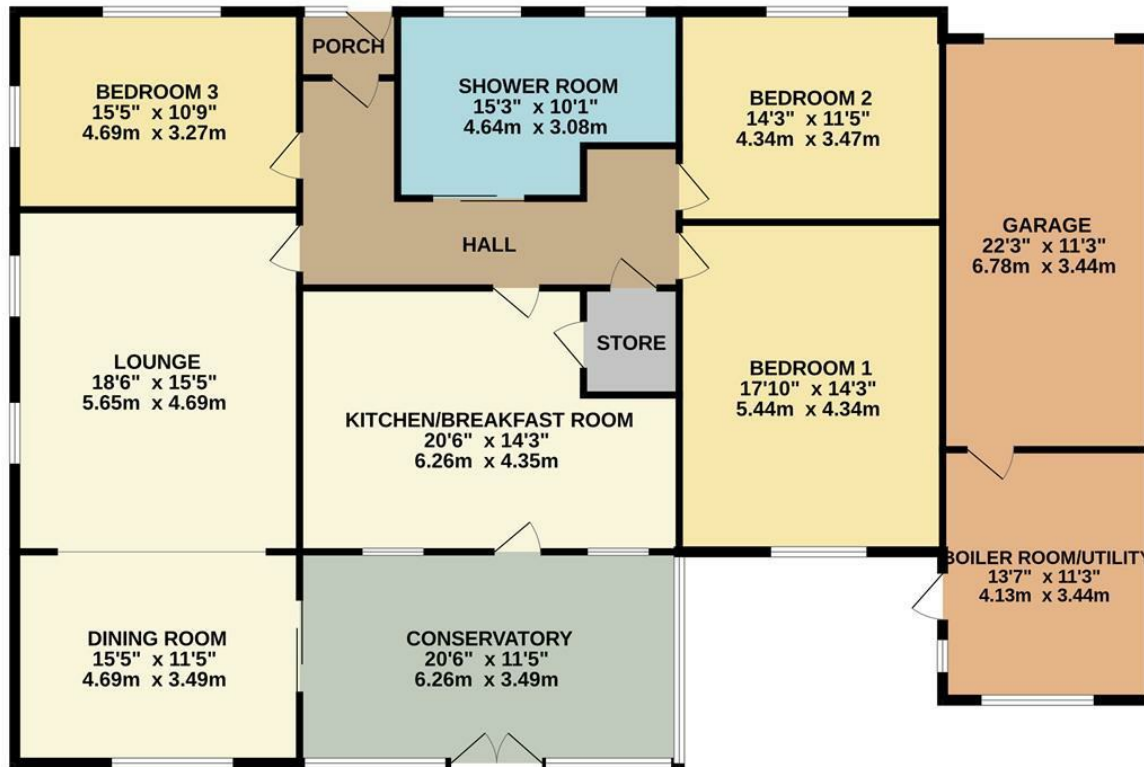
### PROPERTY SUMMARY

An excellent opportunity to acquire a spacious double fronted detached true bungalow situated at the head of a private cul de sac location close to the amenities of tarleton Village. The accommodation comprises entrance porch, hall, lounge dining room, fitted dining kitchen, conservatory, three double bedrooms, recently converted walk in wet room accessible for a disabled person. The property benefits from central heating, double glazing, garage, workshop and private enclosed rear garden with large patio and mature herbaceous borders. Internal inspection recommended. NO CHAIN!





GROUND FLOOR  
2282 sq.ft. (212.0 sq.m.) approx.



THREE BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA : 2282 sq.ft. (212.0 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 Lancs

## TENURE

Freehold

## COUNCIL TAX BAND

E

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>80</b>
(55-68) <b>D</b>	<b>67</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.

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## OFFICE ADDRESS

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## CONTACT

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